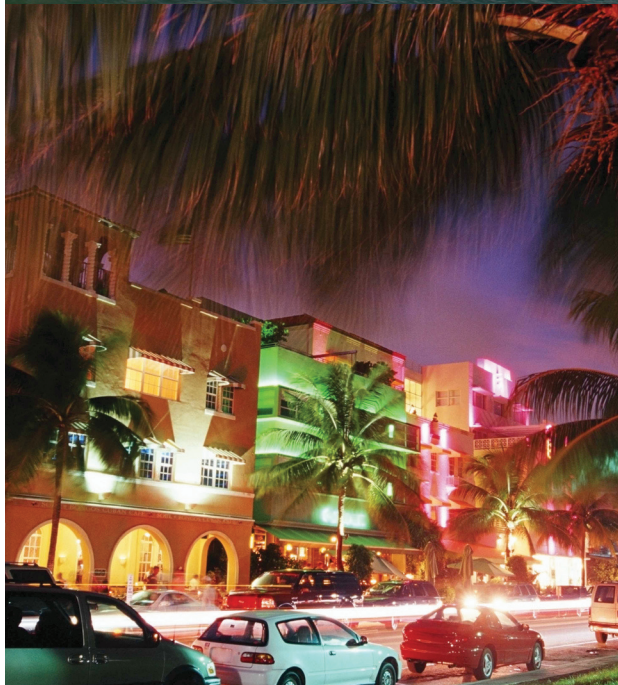


# STATISTICAL ABSTRACT



MIAMI BEACH  
FLORIDA'S **24-HOUR** MARKETPLACE  
ECONOMIC DEVELOPMENT | BUSINESS ASSISTANCE

<b>2008</b>		<u>Residents</u>	<b>Gross City Product</b> <b>\$7,223,249,532</b>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	85,536		<u>Business</u>	Overnight Visitors	Citywide:
Pop Density:	12,219		Businesses:	South Beach Visitors:	South Beach:
Seasonal:	20,927		Total Jobs:	Lincoln Road Tourist:	Middle Beach:
Households:	47,890		Avg Wage:	Beachgoers:	North Beach:
HH Density:	6,841		Productivity:		
			Labor cost:	<u>Hotels</u>	
<u>Housing Units</u>				Hotel Rooms:	14,372
Single Family Homes:				Hotel Occupancy:	72.16%
Condominiums:			<u>Office Market</u>	Average Room Rate:	\$152.22
Rental Apartments:			Office Sq Ft:	Room Sales:	\$787,555,687
			Office Vacancy:	Annual RevPAR:	\$73,064
<u>Labor Force</u>			<u>Health Care</u>	<u>Restaurant/Bar Sales</u>	
Labor Force:	48,769		\$926,166,163	Alcohol:	\$325,269,754
Employed:	46,859		<u>Bank Deposits</u>	Food:	\$571,742,407
Unemployed:	1,910		<u>GCP Ratio</u>	<u>Retail Trade</u>	\$959,691,591
UE Rate:	3.92%		\$3,622,100,000		
					<u>Citywide Property Value</u> \$27,096,000,000
<b>2007</b>		<u>Residents</u>	<b>Gross City Product</b> <b>\$7,026,200,322</b>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	86,916		<u>Business</u>	Overnight Visitors	Citywide:
Pop Density:	12,417		Businesses:	South Beach Visitors:	South Beach:
Seasonal:	20,399		Total Jobs:	Lincoln Road Tourist:	Middle Beach:
Households:	46,994		Avg Wage:	Beachgoers:	North Beach:
HH Density:	6,713		Productivity:		
			Labor cost:	<u>Hotels</u>	
<u>Housing Units</u>				Hotel Rooms:	13,564
Single Family Homes:	5,556		<u>Office Market</u>	Hotel Occupancy:	72.17%
Condominiums:	40,825		Office Sq Ft:	Average Room Rate:	\$158.81
Rental Apartments:	19,202		Office Vacancy:	Room Sales:	\$775,459,770
			<u>Health Care</u>	Annual RevPAR:	\$57,170
<u>Labor Force</u>			\$811,654,778	<u>Restaurant/Bar Sales</u>	
Labor Force:	49,607		<u>Bank Deposits</u>	Alcohol:	\$347,280,773
Employed:	48,164		<u>GCP Ratio</u>	Food:	\$553,598,973
Unemployed:	1,443		\$3,625,009,000	<u>Retail Trade</u>	\$852,732,892
UE Rate:	2.91%				
					<u>Citywide Property Value</u> \$26,850,061,000
<b>2006</b>		<u>Residents</u>	<b>Gross City Product</b> <b>\$6,777,089,601</b>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	84,880		<u>Business</u>	Overnight Visitors	Citywide:
Pop Density:	12,126		Businesses:	South Beach Visitors:	South Beach:
Seasonal:	20,399		Total Jobs:	Lincoln Road Tourist:	Middle Beach:
Households:	44,521		Avg Wage:	Beachgoers:	North Beach:
HH Density:	6,360		Productivity:		
			Labor cost:	<u>Hotels</u>	
<u>Housing Units</u>				Hotel Rooms:	13,726
Single Family Homes:	5,603		<u>Office Market</u>	Hotel Occupancy:	70.75%
Condominiums:	39,609		Office Sq Ft:	Average Room Rate:	\$144.90
Rental Apartments:	21,597		Office Vacancy:	Room Sales:	\$715,996,976
			<u>Health Care</u>	Annual RevPAR:	\$52,164
<u>Labor Force</u>			\$787,503,455	<u>Restaurant/Bar Sales</u>	
Labor Force:	48,651		<u>Bank Deposits</u>	Alcohol:	\$327,917,754
Employed:	47,064		<u>GCP Ratio</u>	Food:	\$560,978,200
Unemployed:	1,586		\$3,587,666,000	<u>Retail Trade</u>	\$829,443,339
UE Rate:	3.26%				
					<u>Citywide Property Value</u> \$22,730,000,000
<b>2005</b>		<u>Residents</u>	<b>Gross City Product</b> <b>\$6,343,288,987</b>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	84,086		<u>Business</u>	Overnight Visitors	Citywide:
Pop Density:	12,012		Businesses:	South Beach Visitors:	South Beach:
Seasonal:	15,924		Total Jobs:	Lincoln Road Tourist:	Middle Beach:
Households:	46,911		Avg Wage:	Beachgoers:	North Beach:
HH Density:	6,702		Productivity:		
			Labor cost:	<u>Hotels</u>	
<u>Housing Units</u>				Hotel Rooms:	15,830
Single Family Homes:	5,603		<u>Office Market</u>	Hotel Occupancy:	71.70%
Condominiums:	37,119		Office Sq Ft:	Average Room Rate:	\$121.58
Rental Apartments:	22,461		Office Vacancy:	Room Sales:	\$692,853,803
			<u>Health Care</u>	Annual RevPAR:	\$43,768
<u>Labor Force</u>			\$796,489,011	<u>Restaurant/Bar Sales</u>	
Labor Force:	48,804		<u>Bank Deposits</u>	Alcohol:	\$276,594,691
Employed:	46,950		<u>GCP Ratio</u>	Food:	\$515,541,028
Unemployed:	1,854		\$3,436,366,000	<u>Retail Trade</u>	\$737,732,709
UE Rate:	3.80%				
					<u>Citywide Property Value</u> \$17,445,766,000

2004		<u>Residents</u>	<u>Gross City Product</u>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	85,368		<b>\$5,432,906,050</b>	Overnight Visitors: 4,458,100	Citywide: \$242,000
Pop Density:	12,195		<u>Business</u>	South Beach Visitors: 7,281,200	South Beach: \$245,000
Seasonal:	15,924		Businesses: 3,311	Lincoln Road Tourist: 3,226,400	Middle Beach: \$266,000
Households:	46,766		Total Jobs: 40,933	Beachgoers: 11,300,000	North Beach: \$170,000
HH Density:	6,681		Avg Wage: \$30,966	<u>Hotels</u>	
<u>Housing Units</u>			Productivity: \$132,725	Hotel Rooms: 17,209	<u>Median Single Family Price</u>
Single Family Homes:			Labor cost: 23.3%	Hotel Occupancy: 66.60%	Citywide: \$769,500
Condominiums:			<u>Office Market</u>	Average Room Rate: \$92.38	South Beach: \$998,700
Rental Apartments:			Office Sq Ft: 2,132,429	Room Sales: \$572,317,991	Middle Beach: \$800,000
<u>Labor Force</u>			Office Vacancy: 21.2%	Annual RevPAR: \$33,257	North Beach: \$515,000
Labor Force:	47,549		<u>Health Care</u>	<u>Restaurant/Bar Sales</u>	
Employed:	44,074		\$701,989,946	Alcohol: \$248,169,350	<u>Citywide Property Value</u>
Unemployed:	3,475		<u>Bank Deposits</u> <u>GCP Ratio</u>	Food: \$471,977,643	\$14,040,817,000
UE Rate:	7.31%		\$2,846,584,000 52%	<u>Retail Trade</u> \$625,203,338	
2003		<u>Residents</u>	<u>Gross City Product</u>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	86,010		<b>\$5,097,476,546</b>	Overnight Visitors: 4,551,840	Citywide: \$190,000
Pop Density:	12,287		<u>Business</u>	South Beach Visitors: 7,193,160	South Beach: \$193,000
Seasonal:	14,616		Businesses: 3,351	Lincoln Road Tourist: 3,236,400	Middle Beach: \$220,000
Households:	46,623		Total Jobs: 38,963	Beachgoers: 11,142,000	North Beach: \$140,000
HH Density:	6,660		Avg Wage: \$31,537	<u>Hotels</u>	
<u>Housing Units</u>			Productivity: \$130,829	Hotel Rooms: 17,192	<u>Median Single Family Price</u>
Single Family Homes:			Labor cost: 24.1%	Hotel Occupancy: 65.00%	Citywide: \$600,000
Condominiums:			<u>Office Market</u>	Average Room Rate: \$72.52	South Beach: \$845,000
Rental Apartments:			Office Sq Ft: 1,943,118	Room Sales: \$448,860,409	Middle Beach: \$587,000
<u>Labor Force</u>			Office Vacancy: 18.1%	Annual RevPAR: \$26,109	North Beach: \$475,000
Labor Force:	47,100		<u>Health Care</u>	<u>Restaurant/Bar Sales</u>	
Employed:	43,163		\$682,852,998	Alcohol: \$213,433,804	<u>Citywide Property Value</u>
Unemployed:	3,937		<u>Bank Deposits</u> <u>GCP Ratio</u>	Food: \$404,795,744	\$12,094,166,000
UE Rate:	8.36%		\$2,605,118,000 51%	<u>Retail Trade</u> \$600,855,407	
2002		<u>Residents</u>	<u>Gross City Product</u>	<u>Tourism</u>	<u>Median Condo Price</u>
Population:	86,651		<b>\$4,798,148,452</b>	Overnight Visitors: 4,427,668	Citywide: \$170,000
Pop Density:	12,379		<u>Business</u>	South Beach Visitors: 7,916,752	South Beach: \$167,500
Seasonal:	14,616		Businesses: 3,182	Lincoln Road Tourist: 2,836,156	Middle Beach: \$210,000
Households:	46,480		Total Jobs: 38,239	Beachgoers: 11,318,000	North Beach: \$125,000
HH Density:	6,640		Avg Wage: \$29,247	<u>Hotels</u>	
<u>Housing Units</u>			Productivity: \$125,476	Hotel Rooms: 17,230	<u>Median Single Family Price</u>
Single Family Homes:			Labor cost: 23.3%	Hotel Occupancy: 60.30%	Citywide: \$500,000
Condominiums:			<u>Office Market</u>	Average Room Rate: \$64.23	South Beach: \$850,000
Rental Apartments:			Office Sq Ft: 1,943,118	Room Sales: \$398,387,642	Middle Beach: \$531,000
<u>Labor Force</u>			Office Vacancy: 24.2%	Annual RevPAR: \$23,122	North Beach: \$360,000
Labor Force:	46,889		<u>Health Care</u>	<u>Restaurant/Bar Sales</u>	
Employed:	42,844		\$707,587,000	Alcohol: \$193,665,250	<u>Citywide Property Value</u>
Unemployed:	4,045		<u>Bank Deposits</u> <u>GCP Ratio</u>	Food: \$358,237,510	\$10,200,000,000
UE Rate:	8.63%		\$2,407,169,000 50%	<u>Retail Trade</u> \$644,810,000	

## DEFINITIONS

Pop Density:	Number of Full Time Residents per Square Mile
Businesses:	Annual Average Number of Businesses in Miami Beach
Total Jobs:	Total Number of Workers Employed by Miami Beach Businesses
Beachgoers:	Annual Total of people visiting the beach
HH Density:	Number of Permanent Resident Households per Square Mile
GCP:	Gross City Product - Total Revenue/Economic Activity of All Industry Sectors
Overnight Visitors:	Total Number of Tourists that stayed overnight in Miami Beach
Citywide Value:	Total Assessed Value of all Property in Miami Beach
Labor Force:	Number of Permanent Resident that are Employed or actively seeking employment
South Beach Visitors:	Total Number of Tourists to Greater Miami that visited South Beach at least once during their trip
Annual RevPAR:	Room Revenue Per Available Room (Room Revenue Only, not all hotel revenue)
Apartment Rents:	Rent estimates are for the coastal communities, not only the City of Miami Beach.

Source: Miami Beach Economic Development Dept. based on information provided by the US Census Bureau, the Miami Beach Finance Dept, the Florida Agency for Workforce Innovation, and the Bureau of Labor Statistics, the Miami-Dade County Property Appraiser, Integra Realty Resources, the Greater Miami Convention and Visitors Bureau, Smith Travel Research, and the Federal Deposit Insurance Corp.



## Miami Beach Gross City Product 2002-2008

	Establishments	Total Revenue	Total Payroll	Labor Cost	Employees	Wage	Output
<b>2008</b>							
Accommodation and Food Services	474	\$1,684,567,848	\$516,532,072	30.7%	16,427	\$31,445	\$102,551
Arts, Entertainment, and Recreation	99	\$123,359,513	\$36,506,806	29.6%	1,119	\$32,625	\$110,243
Construction	119	\$791,145,654	\$23,206,699	2.9%	622	\$37,325	\$1,272,461
Educational Services	34	\$38,674,979	\$16,004,136	41.4%	381	\$42,017	\$101,536
Finance and Insurance	173	\$272,170,547	\$47,988,664	17.6%	752	\$63,801	\$361,853
Health Care and Social Assistance	357	\$926,166,163	\$358,781,638	38.7%	7,422	\$48,338	\$124,780
Information	96	\$382,239,070	\$93,949,832	24.6%	1,313	\$71,566	\$291,168
Manufacturing	28	\$16,602,432	\$3,452,613	20.8%	86	\$40,134	\$192,993
Other Services	433	\$194,546,467	\$51,499,997	26.5%	2,181	\$23,618	\$89,219
Professional and Business Services	717	\$316,164,134	\$190,450,068	60.2%	3,163	\$60,207	\$99,949
Public Administration	12	\$424,652,255	\$158,756,679	37.4%	2,321	\$68,411	\$182,990
Real Estate, Rental, and Leasing	386	\$334,396,373	\$44,477,145	13.3%	1,354	\$32,846	\$246,950
Retail Trade	444	\$959,691,591	\$123,312,983	12.8%	4,556	\$27,065	\$210,639
Transportation, Warehousing, and Utilities	30	\$18,244,850	\$4,348,015	23.8%	125	\$34,674	\$145,497
Unclassified	20	\$7,683,478	\$1,831,085	23.8%	31	\$58,364	\$244,902
Wholesale Trade	202	\$732,944,180	\$50,307,621	6.9%	629	\$79,963	\$1,165,001
<b>2008 Annual Total</b>	<b>3,622</b>	<b>\$7,223,249,532</b>	<b>\$1,721,406,054</b>	<b>23.8%</b>	<b>42,482</b>	<b>\$40,521</b>	<b>\$170,030</b>
<b>2007</b>							
Accommodation and Food Services	479	\$1,676,339,516	\$514,009,053	30.7%	16,718	\$30,746	\$100,272
Arts, Entertainment, and Recreation	104	\$224,882,201	\$68,955,068	30.7%	2,015	\$34,222	\$111,609
Construction	112	\$907,766,454	\$27,954,202	3.1%	745	\$37,535	\$1,218,887
Educational Services	30	\$30,942,950	\$13,447,237	43.5%	310	\$43,378	\$99,816
Finance and Insurance	164	\$242,160,790	\$44,156,024	18.2%	720	\$61,314	\$336,257
Health Care and Social Assistance	346	\$811,654,778	\$329,933,880	40.6%	7,331	\$45,007	\$110,720
Information	94	\$409,464,616	\$103,939,283	25.4%	1,590	\$65,384	\$257,579
Manufacturing	24	\$15,986,820	\$3,484,546	21.8%	101	\$34,500	\$158,285
Other Services	426	\$167,200,379	\$45,772,861	27.4%	2,017	\$22,694	\$82,896
Professional and Business Services	698	\$234,717,890	\$148,294,478	63.2%	2,770	\$53,529	\$84,726
Public Administration	12	\$424,652,255	\$158,756,679	37.4%	2,365	\$67,135	\$179,576
Real Estate, Rental, and Leasing	394	\$378,324,349	\$66,322,147	17.5%	1,453	\$45,655	\$260,434
Retail Trade	439	\$852,732,892	\$107,254,681	12.6%	4,256	\$25,202	\$200,368
Transportation, Warehousing, and Utilities	29	\$22,520,916	\$5,395,987	24.0%	128	\$42,321	\$176,635
Unclassified	30	\$8,457,626	\$2,026,438	24.0%	42	\$47,869	\$199,786
Wholesale Trade	195	\$618,395,890	\$43,767,380	7.1%	630	\$69,518	\$982,230
<b>2007 Annual Total</b>	<b>3,573</b>	<b>\$7,026,200,322</b>	<b>\$1,683,469,943</b>	<b>24.0%</b>	<b>43,189</b>	<b>\$38,979</b>	<b>\$162,685</b>
<b>2006</b>							
Accommodation and Food Services	460	\$1,668,892,930	\$508,984,108	30.5%	17,751	\$28,673	\$94,015
Arts, Entertainment, and Recreation	94	\$298,140,378	\$80,906,148	27.1%	2,899	\$27,905	\$102,831
Construction	85	\$626,885,402	\$19,361,111	3.1%	506	\$38,282	\$1,239,516
Educational Services	28	\$22,335,098	\$9,388,027	42.0%	224	\$41,895	\$99,673
Finance and Insurance	163	\$287,721,350	\$51,250,422	17.8%	852	\$60,159	\$337,734
Health Care and Social Assistance	340	\$787,503,455	\$311,812,797	39.6%	7,123	\$43,773	\$110,553
Information	97	\$389,785,673	\$91,921,474	23.6%	1,574	\$58,415	\$247,706
Manufacturing	23	\$17,327,713	\$4,015,286	23.2%	105	\$38,180	\$164,764
Other Services	419	\$149,331,795	\$40,832,023	27.3%	1,756	\$23,258	\$85,061
Professional and Business Services	659	\$216,776,487	\$127,501,996	58.8%	2,655	\$48,028	\$81,657
Public Administration	8	\$434,793,549	\$133,552,800	30.7%	2,117	\$63,098	\$205,422
Real Estate, Rental, and Leasing	381	\$402,347,785	\$67,631,523	16.8%	1,558	\$43,421	\$258,315
Retail Trade	433	\$829,443,339	\$99,966,355	12.1%	4,189	\$23,864	\$198,005
Transportation, Warehousing, and Utilities	27	\$25,814,658	\$6,051,770	23.4%	149	\$40,503	\$172,770
Unclassified	24	\$5,875,702	\$1,377,450	23.4%	40	\$34,081	\$145,378
Wholesale Trade	197	\$614,114,287	\$34,210,289	5.6%	717	\$47,696	\$856,207
<b>2006 Annual Total</b>	<b>3,437</b>	<b>\$6,777,089,601</b>	<b>\$1,588,763,580</b>	<b>23.4%</b>	<b>44,215</b>	<b>\$35,933</b>	<b>\$153,275</b>

Source: Miami Beach Economic Development Dept. based on information provided by the Miami Beach Finance Dept, the Florida Agency for Workforce Innovation, and the Bureau of Labor Statistics.

[www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## Miami Beach Gross City Product 2002-2008

	Establishments	Total Revenue	Total Payroll	Labor Cost	Employees	Wage	Output
<b>2005</b>							
Accommodation and Food Services	478	\$1,484,989,522	\$409,334,424	27.6%	17,328	\$23,623	\$85,701
Arts, Entertainment, and Recreation	88	\$183,270,228	\$53,638,981	29.3%	1,583	\$33,879	\$115,756
Construction	87	\$828,266,993	\$24,599,730	3.0%	689	\$35,721	\$1,202,711
Educational Services	29	\$20,497,182	\$7,985,619	39.0%	213	\$37,565	\$96,420
Finance and Insurance	153	\$236,437,229	\$38,277,252	16.2%	736	\$51,978	\$321,064
Health Care and Social Assistance	348	\$796,489,011	\$307,475,134	38.6%	7,125	\$43,156	\$111,792
Information	107	\$365,606,235	\$84,342,525	23.1%	1,461	\$57,733	\$250,258
Manufacturing	28	\$22,576,916	\$5,380,589	23.8%	134	\$40,054	\$168,066
Other Services	416	\$145,928,736	\$38,729,183	26.5%	1,761	\$21,993	\$82,867
Professional and Business Services	649	\$237,213,413	\$138,117,778	58.2%	2,860	\$48,287	\$82,932
Public Administration	6	\$405,116,487	\$124,137,875	30.6%	1,975	\$62,849	\$205,105
Real Estate, Rental, and Leasing	344	\$357,169,800	\$56,350,119	15.8%	1,410	\$39,969	\$253,342
Retail Trade	438	\$737,732,709	\$88,351,851	12.0%	3,737	\$23,641	\$197,400
Transportation, Warehousing, and Utilities	34	\$31,046,244	\$6,917,571	22.3%	167	\$41,464	\$186,091
Unclassified	16	\$3,962,341	\$882,869	22.3%	33	\$26,486	\$118,870
Wholesale Trade	202	\$486,985,941	\$28,858,792	5.9%	556	\$51,912	\$876,005
<b>2005 Annual Total</b>	<b>3,420</b>	<b>\$6,343,288,987</b>	<b>\$1,413,380,292</b>	<b>22.3%</b>	<b>41,768</b>	<b>\$33,839</b>	<b>\$151,869</b>
<b>2004</b>							
Accommodation and Food Services	487	\$1,292,464,984	\$402,896,286	31.2%	17,512	\$23,006	\$73,803
Arts, Entertainment, and Recreation	85	\$153,763,632	\$48,746,239	31.7%	1,591	\$30,635	\$96,635
Construction	91	\$574,747,332	\$16,729,127	2.9%	565	\$29,591	\$1,016,633
Educational Services	28	\$22,548,994	\$9,029,701	40.0%	261	\$34,617	\$86,445
Finance and Insurance	147	\$170,606,151	\$25,736,161	15.1%	637	\$40,426	\$267,985
Health Care and Social Assistance	339	\$701,989,946	\$271,099,190	38.6%	7,140	\$37,969	\$98,317
Information	106	\$280,136,279	\$67,947,940	24.3%	1,219	\$55,730	\$229,764
Manufacturing	31	\$23,754,185	\$5,736,025	24.1%	161	\$35,599	\$147,422
Other Services	413	\$127,956,179	\$34,802,063	27.2%	1,727	\$20,149	\$74,083
Professional and Business Services	618	\$187,220,707	\$111,967,758	59.8%	2,500	\$44,779	\$74,875
Public Administration	5	\$361,741,368	\$93,877,225	26.0%	1,949	\$48,179	\$185,651
Real Estate, Rental, and Leasing	304	\$301,728,355	\$48,786,306	16.2%	1,337	\$36,490	\$225,678
Retail Trade	419	\$625,203,338	\$78,968,972	12.6%	3,445	\$22,926	\$181,506
Transportation, Warehousing, and Utilities	32	\$29,399,868	\$6,859,206	23.3%	166	\$41,368	\$177,312
Unclassified	23	\$11,932,384	\$2,783,913	23.3%	95	\$29,257	\$125,401
Wholesale Trade	186	\$567,712,350	\$41,571,037	7.3%	628	\$66,202	\$904,077
<b>2004 Annual Total</b>	<b>3,311</b>	<b>\$5,432,906,050</b>	<b>\$1,267,537,151</b>	<b>23.3%</b>	<b>40,933</b>	<b>\$30,966</b>	<b>\$132,725</b>
<b>2003</b>							
Accommodation and Food Services	465	\$1,067,089,957	\$339,836,472	31.8%	15,382	\$22,093	\$69,371
Arts, Entertainment, and Recreation	83	\$123,227,246	\$39,999,440	32.5%	1,322	\$30,250	\$93,193
Construction	94	\$613,975,025	\$17,331,037	2.8%	670	\$25,873	\$916,570
Educational Services	31	\$22,531,867	\$9,784,051	43.4%	253	\$38,690	\$89,099
Finance and Insurance	141	\$183,096,782	\$30,426,563	16.6%	668	\$45,531	\$273,991
Health Care and Social Assistance	359	\$682,852,998	\$276,511,194	40.5%	7,030	\$39,330	\$97,128
Information	114	\$303,940,692	\$75,722,920	24.9%	1,363	\$55,559	\$223,006
Manufacturing	35	\$24,976,735	\$6,773,184	27.1%	166	\$40,784	\$150,396
Other Services	399	\$127,612,544	\$35,906,579	28.1%	1,822	\$19,703	\$70,025
Professional and Business Services	626	\$208,871,426	\$134,794,536	64.5%	2,770	\$48,656	\$75,395
Public Administration	5	\$315,160,120	\$88,666,236	28.1%	1,960	\$45,242	\$160,812
Real Estate, Rental, and Leasing	292	\$248,730,327	\$40,978,394	16.5%	1,140	\$35,947	\$218,193
Retail Trade	445	\$600,855,407	\$77,731,972	12.9%	3,537	\$21,978	\$169,886
Transportation, Warehousing, and Utilities	31	\$29,148,276	\$7,026,339	24.1%	225	\$31,249	\$129,633
Unclassified	48	\$13,816,546	\$3,330,548	24.1%	77	\$43,428	\$180,158
Wholesale Trade	184	\$531,590,600	\$43,952,911	8.3%	577	\$76,161	\$921,128
<b>2003 Annual Total</b>	<b>3,351</b>	<b>\$5,097,476,546</b>	<b>\$1,228,772,377</b>	<b>24.1%</b>	<b>38,963</b>	<b>\$31,537</b>	<b>\$130,829</b>

Source: Miami Beach Economic Development Dept. based on information provided by the Miami Beach Finance Dept, the Florida Agency for Workforce Innovation, and the Bureau of Labor Statistics.

## Miami Beach Industry Growth

	Establishments	Total Sales	Total Payroll	Sales per Estab.	Employees	Output	Wage	Labor Cost
<b>Accommodation and Food Services</b>								
2002	454	\$950,290,402	\$253,715,121	\$2,093,151	14,159	\$67,116	\$17,919	26.7%
2003	465	\$1,067,089,957	\$339,836,472	\$2,296,590	15,382	\$69,371	\$22,093	31.8%
2004	487	\$1,292,464,984	\$402,896,286	\$2,655,724	17,512	\$73,803	\$23,006	31.2%
2005	478	\$1,484,989,522	\$409,334,424	\$3,109,926	17,328	\$85,701	\$23,623	27.6%
2006	460	\$1,668,892,930	\$508,984,108	\$3,630,001	17,751	\$94,015	\$28,673	30.5%
2007	479	\$1,676,339,516	\$514,009,053	\$3,503,322	16,718	\$100,272	\$30,746	30.7%
2008	474	\$1,684,567,848	\$516,532,072	\$3,554,692	16,427	\$102,551	\$31,445	30.7%
<b>Arts, Entertainment, and Recreation</b>								
2002	78	\$79,019,000	\$20,799,680	\$1,013,064	1,045	\$75,616	\$19,904	26.3%
2003	83	\$123,227,246	\$39,999,440	\$1,487,635	1,322	\$93,193	\$30,250	32.5%
2004	85	\$153,763,632	\$48,746,239	\$1,811,549	1,591	\$96,635	\$30,635	31.7%
2005	88	\$183,270,228	\$53,638,981	\$2,094,517	1,583	\$115,756	\$33,879	29.3%
2006	94	\$298,140,378	\$80,906,148	\$3,163,293	2,899	\$102,831	\$27,905	27.1%
2007	104	\$224,882,201	\$68,955,068	\$2,167,539	2,015	\$111,609	\$34,222	30.7%
2008	99	\$123,359,513	\$36,506,806	\$1,250,791	1,119	\$110,243	\$32,625	29.6%
<b>Construction</b>								
2002	89	\$491,849,816	\$14,035,675	\$5,526,402	509	\$966,306	\$27,575	2.9%
2003	94	\$613,975,025	\$17,331,037	\$6,528,358	670	\$916,570	\$25,873	2.8%
2004	91	\$574,747,332	\$16,729,127	\$6,317,250	565	\$1,016,633	\$29,591	2.9%
2005	87	\$828,266,993	\$24,599,730	\$9,493,031	689	\$1,202,711	\$35,721	3.0%
2006	85	\$626,885,402	\$19,361,111	\$7,418,762	506	\$1,239,516	\$38,282	3.1%
2007	112	\$907,766,454	\$27,954,202	\$8,141,403	745	\$1,218,887	\$37,535	3.1%
2008	119	\$791,145,654	\$23,206,699	\$6,645,256	622	\$1,272,461	\$37,325	2.9%
<b>Educational Services</b>								
2002	18	\$7,824,000	\$2,886,002	\$434,667	98	\$79,837	\$29,449	36.9%
2003	31	\$22,531,867	\$9,784,051	\$732,106	253	\$89,099	\$38,690	43.4%
2004	28	\$22,548,994	\$9,029,701	\$808,456	261	\$86,445	\$34,617	40.0%
2005	29	\$20,497,182	\$7,985,619	\$719,199	213	\$96,420	\$37,565	39.0%
2006	28	\$22,335,098	\$9,388,027	\$790,623	224	\$99,673	\$41,895	42.0%
2007	30	\$30,942,950	\$13,447,237	\$1,031,432	310	\$99,816	\$43,378	43.5%
2008	34	\$38,674,979	\$16,004,136	\$1,143,687	381	\$101,536	\$42,017	41.4%
<b>Finance and Insurance</b>								
2002	167	\$303,867,360	\$50,020,848	\$1,819,565	1,068	\$284,520	\$46,836	16.5%
2003	141	\$183,096,782	\$30,426,563	\$1,301,257	668	\$273,991	\$45,531	16.6%
2004	147	\$170,606,151	\$25,736,161	\$1,161,967	637	\$267,985	\$40,426	15.1%
2005	153	\$236,437,229	\$38,277,252	\$1,542,820	736	\$321,064	\$51,978	16.2%
2006	163	\$287,721,350	\$51,250,422	\$1,767,873	852	\$337,734	\$60,159	17.8%
2007	164	\$242,160,790	\$44,156,024	\$1,476,590	720	\$336,257	\$61,314	18.2%
2008	173	\$272,170,547	\$47,988,664	\$1,572,950	752	\$361,853	\$63,801	17.6%
<b>Health Care and Social Assistance</b>								
2002	365	\$707,587,000	\$274,762,776	\$1,938,595	7,212	\$98,112	\$38,098	38.8%
2003	359	\$682,852,998	\$276,511,194	\$1,902,653	7,030	\$97,128	\$39,330	40.5%
2004	339	\$701,989,946	\$271,099,190	\$2,071,713	7,140	\$98,317	\$37,969	38.6%
2005	348	\$796,489,011	\$307,475,134	\$2,287,118	7,125	\$111,792	\$43,156	38.6%
2006	340	\$787,503,455	\$311,812,797	\$2,319,598	7,123	\$110,553	\$43,773	39.6%
2007	346	\$811,654,778	\$329,933,880	\$2,347,519	7,331	\$110,720	\$45,007	40.6%
2008	357	\$926,166,163	\$358,781,638	\$2,595,429	7,422	\$124,780	\$48,338	38.7%
<b>Information</b>								
2002	110	\$292,586,720	\$71,226,774	\$2,659,879	1,278	\$228,941	\$55,733	24.3%
2003	114	\$303,940,692	\$75,722,920	\$2,664,236	1,363	\$223,006	\$55,559	24.9%
2004	106	\$280,136,279	\$67,947,940	\$2,642,667	1,219	\$229,764	\$55,730	24.3%
2005	107	\$365,606,235	\$84,342,525	\$3,424,883	1,461	\$250,258	\$57,733	23.1%
2006	97	\$389,785,673	\$91,921,474	\$4,008,079	1,574	\$247,706	\$58,415	23.6%
2007	94	\$409,464,616	\$103,939,283	\$4,367,623	1,590	\$257,579	\$65,384	25.4%
2008	96	\$382,239,070	\$93,949,832	\$3,972,734	1,313	\$291,168	\$71,566	24.6%
<b>Manufacturing</b>								
2002	31	\$22,570,000	\$5,641,944	\$728,065	154	\$146,558	\$36,636	25.0%
2003	35	\$24,976,735	\$6,773,184	\$718,171	166	\$150,396	\$40,784	27.1%
2004	31	\$23,754,185	\$5,736,025	\$774,088	161	\$147,422	\$35,599	24.1%
2005	28	\$22,576,916	\$5,380,589	\$813,583	134	\$168,066	\$40,054	23.8%
2006	23	\$17,327,713	\$4,015,286	\$745,278	105	\$164,764	\$38,180	23.2%
2007	24	\$15,986,820	\$3,484,546	\$680,290	101	\$158,285	\$34,500	21.8%
2008	28	\$16,602,432	\$3,452,613	\$594,627	86	\$192,993	\$40,134	20.8%

Source: Miami Beach Economic Development Dept. based on information provided by the Miami Beach Finance Dept, the Florida Agency for Workforce Innovation, and the Bureau of Labor Statistics.  
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## Miami Beach Industry Growth

	Establishments	Total Sales	Total Payroll	Sales per Estab.	Employees	Output	Wage	Labor Cost
<b>Other Services</b>								
2002	257	\$107,470,000	\$27,771,996	\$418,171	1,596	\$67,337	\$17,401	25.8%
2003	399	\$127,612,544	\$35,906,579	\$320,032	1,822	\$70,025	\$19,703	28.1%
2004	413	\$127,956,179	\$34,802,063	\$310,069	1,727	\$74,083	\$20,149	27.2%
2005	416	\$145,928,736	\$38,729,183	\$351,001	1,761	\$82,867	\$21,993	26.5%
2006	419	\$149,331,795	\$40,832,023	\$356,826	1,756	\$85,061	\$23,258	27.3%
2007	426	\$167,200,379	\$45,772,861	\$392,950	2,017	\$82,896	\$22,694	27.4%
2008	433	\$194,546,467	\$51,499,997	\$449,199	2,181	\$89,219	\$23,618	26.5%
<b>Professional and Business Services</b>								
2002	577	\$246,690,000	\$158,430,922	\$427,539	3,139	\$78,589	\$50,472	64.2%
2003	626	\$208,871,426	\$134,794,536	\$333,678	2,770	\$75,395	\$48,656	64.5%
2004	618	\$187,220,707	\$111,967,758	\$303,072	2,500	\$74,875	\$44,779	59.8%
2005	649	\$237,213,413	\$138,117,778	\$365,647	2,860	\$82,932	\$48,287	58.2%
2006	659	\$216,776,487	\$127,501,996	\$329,197	2,655	\$81,657	\$48,028	58.8%
2007	698	\$234,717,890	\$148,294,478	\$336,513	2,770	\$84,726	\$53,529	63.2%
2008	717	\$316,164,134	\$190,450,068	\$440,817	3,163	\$99,949	\$60,207	60.2%
<b>Public Administration</b>								
2002	1	\$298,457,238	\$92,066,724	\$298,457,238	1,908	\$156,424	\$48,253	30.8%
2003	5	\$315,160,120	\$88,666,236	\$66,852,147	1,960	\$160,812	\$45,242	28.1%
2004	5	\$361,741,368	\$93,877,225	\$76,733,017	1,949	\$185,651	\$48,179	26.0%
2005	6	\$405,116,487	\$124,137,875	\$73,657,543	1,975	\$205,105	\$62,849	30.6%
2006	8	\$434,793,549	\$133,552,800	\$52,702,248	2,117	\$205,422	\$63,098	30.7%
2007	12	\$424,652,255	\$158,756,679	\$35,387,688	2,365	\$179,576	\$67,135	37.4%
2008	12	\$424,652,255	\$158,756,679	\$36,877,696	2,321	\$182,990	\$68,411	37.4%
<b>Real Estate, Rental, and Leasing</b>								
2002	343	\$268,117,000	\$38,063,250	\$781,682	1,350	\$198,605	\$28,195	14.2%
2003	292	\$248,730,327	\$40,978,394	\$850,663	1,140	\$218,193	\$35,947	16.5%
2004	304	\$301,728,355	\$48,786,306	\$993,698	1,337	\$225,678	\$36,490	16.2%
2005	344	\$357,169,800	\$56,350,119	\$1,039,039	1,410	\$253,342	\$39,969	15.8%
2006	381	\$402,347,785	\$67,631,523	\$1,056,724	1,558	\$258,315	\$43,421	16.8%
2007	394	\$378,324,349	\$66,322,147	\$959,605	1,453	\$260,434	\$45,655	17.5%
2008	386	\$334,396,373	\$44,477,145	\$867,233	1,354	\$246,950	\$32,846	13.3%
<b>Retail Trade</b>								
2002	483	\$644,810,000	\$74,541,168	\$1,335,010	4,056	\$158,977	\$18,378	11.6%
2003	445	\$600,855,407	\$77,731,972	\$1,350,095	3,537	\$169,886	\$21,978	12.9%
2004	419	\$625,203,338	\$78,968,972	\$1,492,816	3,445	\$181,506	\$22,926	12.6%
2005	438	\$737,732,709	\$88,351,851	\$1,684,321	3,737	\$197,400	\$23,641	12.0%
2006	433	\$829,443,339	\$99,966,355	\$1,915,574	4,189	\$198,005	\$23,864	12.1%
2007	439	\$852,732,892	\$107,254,681	\$1,942,444	4,256	\$200,368	\$25,202	12.6%
2008	444	\$959,691,591	\$123,312,983	\$2,160,657	4,556	\$210,639	\$27,065	12.8%
<b>Transportation, Warehousing, and Utilities</b>								
2002	35	\$34,423,393	\$8,023,707	\$983,526	257	\$134,063	\$31,249	23.3%
2003	31	\$29,148,276	\$7,026,339	\$951,023	225	\$129,633	\$31,249	24.1%
2004	32	\$29,399,868	\$6,859,206	\$930,164	166	\$177,312	\$41,368	23.3%
2005	34	\$31,046,244	\$6,917,571	\$906,460	167	\$186,091	\$41,464	22.3%
2006	27	\$25,814,658	\$6,051,770	\$956,098	149	\$172,770	\$40,503	23.4%
2007	29	\$22,520,916	\$5,395,987	\$776,583	128	\$176,635	\$42,321	24.0%
2008	30	\$18,244,850	\$4,348,015	\$614,081	125	\$145,497	\$34,674	23.8%
<b>Unclassified</b>								
2002	20	\$5,899,523	\$1,375,113	\$294,976	32	\$186,316	\$43,428	23.3%
2003	48	\$13,816,546	\$3,330,548	\$285,228	77	\$180,158	\$43,428	24.1%
2004	23	\$11,932,384	\$2,783,913	\$508,059	95	\$125,401	\$29,257	23.3%
2005	16	\$3,962,341	\$882,869	\$247,646	33	\$118,870	\$26,486	22.3%
2006	24	\$5,875,702	\$1,377,450	\$247,398	40	\$145,378	\$34,081	23.4%
2007	30	\$8,457,626	\$2,026,438	\$281,921	42	\$199,786	\$47,869	24.0%
2008	20	\$7,683,478	\$1,831,085	\$383,071	31	\$244,902	\$58,364	23.8%
<b>Wholesale Trade</b>								
2002	154	\$336,687,000	\$25,032,950	\$2,186,279	379	\$888,356	\$66,050	7.4%
2003	184	\$531,590,600	\$43,952,911	\$2,892,524	577	\$921,128	\$76,161	8.3%
2004	186	\$567,712,350	\$41,571,037	\$3,055,677	628	\$904,077	\$66,202	7.3%
2005	202	\$486,985,941	\$28,858,792	\$2,416,804	556	\$876,005	\$51,912	5.9%
2006	197	\$614,114,287	\$34,210,289	\$3,113,380	717	\$856,207	\$47,696	5.6%
2007	195	\$618,395,890	\$43,767,380	\$3,171,261	630	\$982,230	\$69,518	7.1%
2008	202	\$732,944,180	\$50,307,621	\$3,635,216	629	\$1,165,001	\$79,963	6.9%

Source: Miami Beach Economic Development Dept. based on information provided by the Miami Beach Finance Dept, the Florida Agency for Workforce Innovation, and the Bureau of Labor Statistics.

## Miami Beach Bank Deposits

	2002	2003	2004	2005	2006	2007	2008
<b>South Beach</b>							
SUNTRUST BANK	\$158,001,000	\$162,861,000	\$196,454,000	\$195,763,000	\$350,102,000	\$341,477,000	\$411,748,000
BANK OF AMERICA NA	\$285,399,000	\$284,463,000	\$288,370,000	\$328,065,000	\$333,864,000	\$354,024,000	\$373,252,000
WACHOVIA BANK NATIONAL AS	\$116,369,000	\$137,727,000	\$143,766,000	\$251,169,000	\$226,884,000	\$225,769,000	\$344,534,000
CITIBANK	\$147,139,000	\$159,625,000	\$167,943,000	\$193,295,000	\$207,146,000	\$224,174,000	\$245,854,000
WASHINGTON MUTUAL BANK	\$124,756,000	\$132,530,000	\$130,108,000	\$134,985,000	\$131,450,000	\$121,274,000	\$117,351,000
COLONIAL BANK			\$44,855,000	\$76,409,000	\$66,488,000	\$100,340,000	\$96,605,000
MELLON UNITED NATIONAL BAN	\$37,516,000	\$47,068,000	\$80,731,000	\$108,362,000	\$102,976,000	\$85,450,000	\$78,223,000
CITY NB OF FLORIDA	\$49,947,000	\$78,331,000	\$63,753,000	\$75,585,000	\$73,514,000	\$62,907,000	\$69,453,000
BANCO POPULAR NORTH AMERIC				\$77,732,000	\$80,698,000	\$65,388,000	\$43,658,000
REGIONS BANK				\$42,676,000	\$40,927,000	\$40,902,000	\$42,201,000
GREAT FLORIDA BANK				\$5,062,000	\$27,048,000	\$26,203,000	\$33,271,000
CAROLINA FIRST BANK							\$27,289,000
U S CENTURY BANK						\$3,485,000	\$20,695,000
TD BANK NATIONAL ASSN							\$18,450,000
WORLD SAVINGS BANK FSB	\$104,651,000	\$112,041,000	\$134,228,000	\$143,646,000	\$146,708,000	\$161,209,000	
KISLAK NATIONAL BANK	\$29,877,000	\$33,222,000	\$40,016,000				
MERCANTILE BANK				\$13,157,000	\$27,738,000	\$35,668,000	
UNION PLANTERS BANK NA	\$80,844,000	\$46,338,000	\$39,117,000				
SOUTHTRUST BANK	\$74,262,000	\$72,360,000	\$67,797,000				
POINTE BANK		\$8,193,000	\$7,042,000				
	<b>\$1,208,761,000</b>	<b>\$1,274,759,000</b>	<b>\$1,404,180,000</b>	<b>\$1,645,906,000</b>	<b>\$1,815,543,000</b>	<b>\$1,848,270,000</b>	<b>\$1,922,584,000</b>
<b>North Beach</b>							
CITY NB OF FLORIDA	\$137,186,000	\$163,878,000	\$171,255,000	\$213,705,000	\$180,196,000	\$143,801,000	\$117,785,000
BANK OF AMERICA NA	\$48,759,000	\$50,438,000	\$51,490,000	\$58,241,000	\$62,190,000	\$59,344,000	\$62,933,000
WASHINGTON MUTUAL BANK	\$40,123,000	\$43,296,000	\$44,562,000	\$54,620,000	\$60,060,000	\$55,675,000	\$57,850,000
REGIONS BANK				\$37,407,000	\$35,538,000	\$32,267,000	\$29,022,000
TRANSATLANTIC BANK			\$42,000	\$7,020,000	\$9,876,000	\$16,324,000	\$11,457,000
UNION PLANTERS BANK NA	\$47,782,000	\$47,888,000	\$43,992,000				
	<b>\$273,850,000</b>	<b>\$305,500,000</b>	<b>\$311,341,000</b>	<b>\$370,993,000</b>	<b>\$347,860,000</b>	<b>\$307,411,000</b>	<b>\$279,047,000</b>
<b>Middle Beach</b>							
OCEAN BANK	\$182,372,000	\$175,524,000	\$170,474,000	\$174,273,000	\$274,720,000	\$291,324,000	\$225,110,000
HSBC BANK USA	\$60,432,000	\$73,071,000	\$102,961,000	\$202,837,000	\$138,404,000	\$159,008,000	\$199,088,000
CITY NB OF FLORIDA	\$92,482,000	\$104,338,000	\$150,113,000	\$199,739,000	\$167,584,000	\$180,389,000	\$195,441,000
CITIBANK	\$109,090,000	\$109,097,000	\$125,332,000	\$163,790,000	\$177,017,000	\$180,701,000	\$179,123,000
COLONIAL BANK	\$143,071,000	\$178,788,000	\$183,215,000	\$195,799,000	\$182,060,000	\$181,951,000	\$173,490,000
WACHOVIA BANK NATIONAL AS	\$77,455,000	\$84,183,000	\$77,118,000	\$78,726,000	\$88,824,000	\$97,267,000	\$111,919,000
AMTRUST BANK						\$104,757,000	\$91,222,000
BANK OF AMERICA NA	\$57,716,000	\$58,630,000	\$63,915,000	\$71,036,000	\$67,446,000	\$67,357,000	\$79,938,000
REGIONS BANK				\$63,894,000	\$63,750,000	\$89,572,000	\$61,930,000
BANKUNITED FSB				\$37,469,000	\$53,310,000	\$67,110,000	\$58,400,000
SUN AMERICAN BANK						\$49,892,000	\$44,808,000
COMMERCIAL BANK OF FLORIDA	\$20,151,000	\$24,714,000	\$25,406,000	\$39,307,000	\$23,078,000		
BEACH BANK	\$43,337,000	\$67,569,000	\$88,916,000	\$104,090,000	\$90,164,000		
OHIO SAVINGS BANK FSB	\$63,316,000	\$64,401,000	\$79,054,000	\$88,507,000	\$97,906,000		
UNION PLANTERS BANK NA	\$75,136,000	\$84,544,000	\$64,559,000				
	<b>\$924,558,000</b>	<b>\$1,024,859,000</b>	<b>\$1,131,063,000</b>	<b>\$1,419,467,000</b>	<b>\$1,424,263,000</b>	<b>\$1,469,328,000</b>	<b>\$1,420,469,000</b>
<b>Citywide Total</b>							
	<b>\$2,407,169,000</b>	<b>\$2,605,118,000</b>	<b>\$2,846,584,000</b>	<b>\$3,436,366,000</b>	<b>\$3,587,666,000</b>	<b>\$3,625,009,000</b>	<b>\$3,622,100,000</b>



## Miami Beach Average Daily Population

Year	Permanent Population	Seasonal Population	Leave Miami Beach for Work	Non-Resident Workers	Hotel Guests	South Beach Daily Tourists	Other Visitors	Total Average Daily Population
2002	86,651	14,616	26,426	21,533	20,779	9,559	9,318	136,032
2003	86,010	14,616	26,769	22,268	22,350	7,236	10,819	136,530
2004	85,368	15,924	27,485	24,083	22,922	7,735	11,010	139,557
2005	84,086	15,924	29,438	24,055	22,700	8,675	15,034	141,036
2006	84,880	20,399	26,704	23,855	19,422	7,437	16,331	145,620
2007	86,916	20,399	28,763	23,789	19,578	4,077	29,519	155,515
2008	85,536	20,927			20,742			

Source: Estimates by the Miami Beach Economic Development Department based on data provided by the US Census Bureau, the Greater Miami Convention and Visitors Bureau, and the Florida Agency for Workforce Innovation.

## Miami Beach Labor Force and Resident Labor Supply

	Labor Force:	Employed:	Un-employed:	Employed in Miami Beach:	Leave Miami Beach:	Local Jobs:	Non-Resident Workers:	Net Labor Supply:
2000	45,033	42,126	2,906 6.5%	16,509	25,617			
2001	46,277	42,857	3,421 7.4%	16,568	26,288			
2002	46,889	42,844	4,045 8.6%	16,418	26,426	37,951	11,525	8,938
2003	47,100	43,163	3,937 8.4%	16,393	26,769	38,661	11,892	8,439
2004	47,549	44,074	3,475 7.3%	16,590	27,485	40,672	13,188	6,877
2005	48,804	46,950	1,854 3.8%	17,513	29,438	41,568	12,130	7,236
2006	48,651	47,064	1,586 3.3%	20,360	26,704	44,215	17,511	4,435
2007	49,607	48,164	1,443 2.9%	19,400	28,763	43,189	14,426	6,417
2008	48,769	46,859	1,910 3.9%	18,875	27,984	42,482	14,498	6,287

### DEFINITIONS:

Labor Force: Number of Miami Beach Residents that are employed or actively seeking work.

Employed in Miami Beach: Number of employed Miami Beach Residents that are employed at an establishment in Miami Beach.

Leave Miami Beach: Number of employed Miami Beach Residents that are employed at an establishment outside of Miami Beach.

Local Jobs: Total number of jobs in Miami Beach establishments.

Non-Resident Workers: Number of Miami Beach jobs that are held by workers that are not residents of Miami Beach.

Net Labor Supply: Overall surplus or deficit of total Miami Beach resident workers compared to the total number of jobs in Miami Beach.

Source: Estimates by the Miami Beach Economic Development Dept, based on data provided by the Florida Agency for Workforce Innovation and the US Census Bureau.

## Housing Stock Inventory and Characteristics - January 1, 2008

	Total # of Units	Average Sq Ft	Average Bedrooms	Average Bathrooms
0001 - RESIDENTIAL - SINGLE FAMILY	5,417	3,163	3.56	2.93
0002 - DUPLEX	465	2,724	2.16	1.58
0003 - MULTIFAMILY 3 OR MORE UNITS	18,332	9,917	1.00	0.96
0007 - CONDOMINIUM - RESIDENTIAL	40,949	951	1.03	1.16
0008 - COOPERATIVE - RESIDENTIAL	810	453	0.59	1.03
0009 - MIXED USE - RESIDENTIAL	161	21,268	1.21	1.22
0010 - TOWNHOUSE	193	2,364	3.08	2.83
<b>Total Number of Units</b>	<b>66,327</b>			

## Demographics

	1990		2000		2007		1990 2000	2000 2007	1990 2007
<b>Families</b>									
Total Families	20,978		18,640		16,528		-11.1%	-11.3%	-21.2%
<b>Income</b>									
Median family income (dollars)	22,020		33,440		50,548		51.9%	51.2%	129.6%
Mean family income (dollars)	45,480		69,980		89,641		53.9%	28.1%	97.1%
Aggregate family income (dollars)	954,080,192		1,304,421,200		1,481,586,448		36.7%	13.6%	55.3%
<b>Income Range</b>									
\$0 to \$10,000	4,607	22.0%	2,360	12.7%	734	4.4%	-48.8%	-68.9%	-84.1%
\$10,000 to \$14,999	2,896	13.8%	1,404	7.5%	1,260	7.6%	-51.5%	-10.3%	-56.5%
\$15,000 to \$24,999	4,065	19.4%	3,397	18.2%	2,176	13.2%	-16.4%	-35.9%	-46.5%
\$25,000 to \$34,999	2,607	12.4%	2,446	13.1%	1,670	10.1%	-6.2%	-31.7%	-35.9%
\$35,000 to \$49,999	2,414	11.5%	2,296	12.3%	2,326	14.1%	-4.9%	1.3%	-3.6%
\$50,000 to \$74,999	1,895	9.0%	2,331	12.5%	2,404	14.5%	23.0%	3.1%	26.9%
\$75,000 to \$99,999	864	4.1%	1,089	5.8%	1,797	10.9%	26.0%	65.0%	108.0%
\$100,000 to \$149,999	963	4.6%	1,428	7.7%	1,734	10.5%	48.3%	21.4%	80.1%
\$150,000 to \$199,999	1,015	4.8%	668	3.6%	885	5.4%	-34.2%	32.5%	-12.8%
\$200,000 or more			1,221	6.6%	1,542	9.3%		26.3%	
<b>Poverty</b>									
Families below poverty level	4,255	20.3%	3,165	17.0%	2,000	12.1%	-25.6%	-36.8%	-53.0%
<b>Households</b>									
Total households	49,243		46,194		43,319		-6.2%	-6.2%	-12.0%
<b>Household Type</b>									
Family households	20,978	42.6%	18,640	40.4%	16,528	38.2%	-11.1%	-11.3%	-21.2%
Married-couple family	15,157	30.8%	12,654	27.4%	11,705	27.0%	-16.5%	-7.5%	-22.8%
Female householder, no husband present	4,459	9.1%	3,936	8.5%	3,030	7.0%	-11.7%	-23.0%	-32.0%
Nonfamily households	27,917	56.7%	27,852	60.3%	26,791	61.8%	-0.2%	-3.8%	-4.0%
<b>Income</b>									
Median household income (dollars)	15,312		27,322		38,881		78.4%	42.3%	153.9%
Mean household income (dollars)	30,765		52,644		70,234		71.1%	33.4%	128.3%
Aggregate household income (dollars)	1,514,960,895		2,431,819,700		3,042,466,646		60.5%	25.1%	100.8%
<b>Income Range</b>									
\$0 to \$10,000	17,220	35.0%	9,569	20.7%	4,996	11.5%	-44.4%	-47.8%	-71.0%
\$10,000 to \$14,999	7,023	14.3%	4,164	9.0%	3,282	7.6%	-40.7%	-21.2%	-53.3%
\$15,000 to \$24,999	8,586	17.4%	7,602	16.5%	6,212	14.3%	-11.5%	-18.3%	-27.6%
\$25,000 to \$34,999	5,436	11.0%	5,902	12.8%	5,446	12.6%	8.6%	-7.7%	0.2%
\$35,000 to \$49,999	4,276	8.7%	5,763	12.5%	5,610	13.0%	34.8%	-2.7%	31.2%
\$50,000 to \$74,999	3,112	6.3%	5,435	11.8%	6,084	14.0%	74.6%	11.9%	95.5%
\$75,000 to \$99,999	1,110	2.3%	2,406	5.2%	3,681	8.5%	116.8%	53.0%	231.6%
\$100,000 to \$149,999	1,254	2.5%	2,509	5.4%	3,570	8.2%	100.1%	42.3%	184.7%
\$150,000 to \$199,999	1,226	2.5%	1,060	2.3%	1,727	4.0%	-13.5%	62.9%	40.9%
\$200,000 or more			1,832	4.0%	2,711	6.3%		48.0%	
<b>Wages</b>									
Households with Wage or Salary Income	28,100		33,367		33,536		18.7%	0.5%	19.3%
Average Household Wage	31,320		56,767		73,407		81.2%	29.3%	134.4%
Aggregate Wage or Salary Income	880,096,448		1,894,144,489		2,461,777,152		115.2%	30.0%	179.7%

## Demographics

Demographics							1990	2000	1990
	1990		2000		2007		2000	2007	2007
Housing Units									
Total Housing Units	62,413		59,723		62,807		-4.3%	5.2%	0.6%
Housing Ownership Cost									
Lower Quartile Value	123,800		198,200		246,600		60.1%	24.4%	99.2%
Median Value	191,300		334,400		382,300		74.8%	14.3%	99.8%
Upper Quartile Value	322,000		605,500		727,600		88.0%	20.2%	126.0%
Aggregate Value	1,090,084,500		2,088,632,500		10,109,472,500		91.6%	384.0%	827.4%
Average Value	77,581		123,624		534,808		59.3%	332.6%	589.4%
Housing Rental Cost									
Lower Quartile Rent	296		469		668		58.4%	42.4%	125.7%
Median Quartile Rent	379		581		846		53.3%	45.6%	123.2%
Upper Quartile Rent	508		746		1,118		46.9%	49.9%	120.1%
Aggregate Rent	14,927,582		17,972,900		21,861,800		20.4%	21.6%	46.5%
Average Rent	423		613		895		44.9%	46.0%	111.5%
Occupancy									
Occupied housing units	49,305	79.0%	46,194	77.3%	43,319	69.0%	-6.3%	-6.2%	-12.1%
Owner-occupied housing units	14,051	22.5%	16,895	28.3%	18,903	30.1%	20.2%	11.9%	34.5%
Renter-occupied housing units	35,254	56.5%	29,299	49.1%	24,416	38.9%	-16.9%	-16.7%	-30.7%
Vacant housing units	13,108	21.0%	13,529	22.7%	19,488	31.0%	3.2%	44.0%	48.7%
For seasonal, recreational, or occasional use	4,207	32.1%	7,668	56.7%	10,979	56.3%	82.3%	43.2%	161.0%
Not for seasonal, recreational, or occasional use	8,901	67.9%	5,861	43.3%	8,509	43.7%	-34.2%	45.2%	-4.4%
Nonfamily Households									
Total Nonfamily Households	28,265		27,554		26,791		-2.5%	-2.8%	-5.2%
Income									
Median nonfamily income (dollars)	11,217		23,204		32,433		106.9%	39.8%	189.1%
Mean nonfamily income (dollars)	20,091		40,478		57,214		101.5%	41.3%	184.8%
Aggregate nonfamily income (dollars)	560,880,703		1,127,398,500		1,532,820,274		101.0%	36.0%	173.3%
Income Range									
\$0 to \$10,000	12,613	44.6%	7,209	26.2%	4,262	15.9%	-42.8%	-40.9%	-66.2%
\$10,000 to \$14,999	4,127	14.6%	2,760	10.0%	2,022	7.5%	-33.1%	-26.7%	-51.0%
\$15,000 to \$24,999	4,521	16.0%	4,205	15.3%	4,036	15.1%	-7.0%	-4.0%	-10.7%
\$25,000 to \$34,999	2,829	10.0%	3,456	12.5%	3,776	14.1%	22.2%	9.3%	33.5%
\$35,000 to \$49,999	1,862	6.6%	3,467	12.6%	3,284	12.3%	86.2%	-5.3%	76.4%
\$50,000 to \$74,999	1,217	4.3%	3,104	11.3%	3,680	13.7%	155.1%	18.6%	202.4%
\$75,000 to \$99,999	246	0.9%	1,317	4.8%	1,884	7.0%	435.4%	43.1%	665.9%
\$100,000 to \$149,999	291	1.0%	1,081	3.9%	1,836	6.9%	271.5%	69.8%	530.9%
\$150,000 to \$199,999	211	0.7%	392	1.4%	842	3.1%	85.8%	114.8%	299.1%
\$200,000 or more			611	2.2%	1,169	4.4%		91.3%	

## Demographics

Demographics

	1990		2000		2007		1990 2000	2000 2007	1990 2007
Population									
Total Population	92,639		87,933		80,250		-5.1%	-8.7%	-13.4%
Age									
Under 18	13,137	14.2%	11,815	13.4%	11,213	14.0%	-10.1%	-5.1%	-14.6%
18 years and over	79,502	85.8%	76,118	86.6%	69,037	86.0%	-4.3%	-9.3%	-13.2%
21 years and over	77,002	83.1%	73,921	84.1%	67,599	84.2%	-4.0%	-8.6%	-12.2%
65 years and over	21,672	23.4%	16,927	19.2%	14,379	17.9%	-21.9%	-15.1%	-33.7%
Age - Median									
Median age (years)			39		40		3.6%		
Gender									
Male	43,190	46.6%	45,048	51.2%	42,202	52.6%	4.3%	-6.3%	-2.3%
Female	49,449	53.4%	42,885	48.8%	38,048	47.4%	-13.3%	-11.3%	-23.1%
Hispanic									
Hispanic or Latino (of any race)	43,342	46.8%	47,000	53.4%	41,921	52.2%	8.4%	-10.8%	-3.3%
Mexican	760	0.8%	1,183	1.3%	1,641	2.0%	55.7%	38.7%	115.9%
Puerto Rican	4,517	4.9%	3,596	4.1%	3,094	3.9%	-20.4%	-14.0%	-31.5%
Cuban	20,788	22.4%	18,038	20.5%	16,867	21.0%	-13.2%	-6.5%	-18.9%
Other Hispanic or Latino	17,277	18.6%	24,183	27.5%	20,319	25.3%	40.0%	-16.0%	17.6%
Not Hispanic or Latino	49,297	53.2%	40,933	46.6%	38,329	47.8%	-17.0%	-6.4%	-22.2%
Poverty									
Individuals below poverty level	22,993	24.8%	19,003	21.6%	12,840	16.0%	-17.4%	-32.4%	-44.2%
18 years and over	18,342	19.8%	16,028	18.2%	12,407	15.5%	-12.6%	-22.6%	-32.4%
65 years and over	6,656	7.2%	4,076	4.6%	3,393	4.2%	-38.8%	-16.7%	-49.0%
Per capita income (dollars)	16,504	17.8%	27,853	31.7%	38,594	48.1%	68.8%	38.6%	133.8%
Race									
One race			84,828		78,447		-7.5%		
White	81,800	88.3%	76,276	86.7%	69,331	86.4%	-6.8%	-9.1%	-15.2%
Black or African American	4,798	5.2%	3,548	4.0%	1,967	2.5%	-26.1%	-44.6%	-59.0%
American Indian and Alaska Native	142	0.2%	206	0.2%	163	0.2%	45.1%	-20.9%	14.8%
Asian	1,124	1.2%	1,202	1.4%	853	1.1%	6.9%	-29.0%	-24.1%
Native Hawaiian and Other Pacific Islander			39		152		289.7%		
Some other race	4,775	5.2%	3,557	4.0%	5,981	7.5%	-25.5%	68.1%	25.3%
Two or more races			3,105		1,803		-41.9%		

## Demographics

Demographics

	1990		2000		2007		1990	2000	1990
							2000	2007	2007
Resident Workforce									
Labor Force	41,713		44,067		45,685		5.6%	3.7%	9.5%
Labor Industry									
Agriculture, forestry, fishing and hunting, and mining	319	0.8%	129	0.3%	13	0.0%	-59.6%	-89.9%	-95.9%
Construction	1,586	3.8%	1,656	3.8%	2,319	5.1%	4.4%	40.0%	46.2%
Manufacturing	2,531	6.1%	1,585	3.6%	1,450	3.2%	-37.4%	-8.5%	-42.7%
Wholesale trade	1,805	4.3%	1,924	4.4%	2,007	4.4%	6.6%	4.3%	11.2%
Retail trade	7,853	18.9%	4,287	9.7%	3,273	7.2%	-45.4%	-23.7%	-58.3%
Transportation and warehousing, and utilities	2,543	6.1%	1,645	3.7%	1,970	4.3%	-35.3%	19.8%	-22.5%
Information			2,009	4.6%	1,550	3.4%		-22.8%	
Finance, insurance, & real estate	3,755	9.0%	3,861	8.8%	4,506	9.9%	2.8%	16.7%	20.0%
Professional Services	2,951	7.1%	5,775	13.1%	6,997	15.3%	95.7%	21.2%	137.1%
Educational, health and social services	5,562	13.4%	5,992	13.6%	6,207	13.6%	7.7%	3.6%	11.6%
Hospitality, arts, entertainment	5,719	13.8%	8,022	18.2%	10,076	22.1%	40.3%	25.6%	76.2%
Other services (except public administration)	2,244	5.4%	2,547	5.8%	2,334	5.1%	13.5%	-8.4%	4.0%
Public administration	999	2.4%	1,312	3.0%	909	2.0%	31.3%	-30.7%	-9.0%
Labor Occupation									
Management, professional, and related occupations	11,170	26.9%	16,401	37.3%	17,445	38.2%	46.8%	6.4%	56.2%
Service occupations	8,338	20.1%	8,579	19.5%	10,385	22.8%	2.9%	21.1%	24.6%
Sales and office occupations	12,190	29.3%	10,961	24.9%	10,974	24.0%	-10.1%	0.1%	-10.0%
Farming, fishing, and forestry occupations	393	0.9%	93	0.2%	0	0.0%	-76.3%	-	-
								100.0%	100.0%
Construction, extraction, and maintenance occupations	2,502	6.0%	1,948	4.4%	2,325	5.1%	-22.1%	19.4%	-7.1%
Production, transportation, and material moving occupations	3,274	7.9%	2,762	6.3%	2,482	5.4%	-15.6%	-10.1%	-24.2%
Labor Type									
Employed	37,867	90.8%	40,744	92.5%	43,611	95.5%	7.6%	7.0%	15.2%
Civilian Labor Force	41,579	99.7%	43,996	99.8%	45,640	99.9%	5.8%	3.7%	9.8%
Place of Work									
Worked in Miami Beach	15,229	36.5%	15,623	35.5%	17,865	39.1%	2.6%	14.4%	17.3%
Worked Outside of City	21,941	52.6%	24,245	55.0%	24,640	53.9%	10.5%	1.6%	12.3%

## Miami Beach Yearly and Monthly Hotel Occupancy and Room Rates

Date	Occupancy Rate	ADR	Average Room Rate	RevPAR (annualized)	Hotel Room Revenue	Room Count
2005	71.72%	\$86.01	\$119.92	\$43,769.55	\$692,853,803	15,830
2006	70.75%	\$101.11	\$142.91	\$52,163.24	\$715,996,976	13,726
2007	72.17%	\$113.04	\$156.63	\$57,171.49	\$775,459,770	13,564
2008	72.16%	\$108.04	\$149.72	\$54,646.93	\$787,555,687	14,372
01/01/2005	83.08%	\$105.60	\$127.10		\$62,559,264	15,877
02/01/2005	82.63%	\$127.79	\$154.65		\$71,066,752	16,412
03/01/2005	84.95%	\$130.80	\$153.98		\$78,518,569	16,449
04/01/2005	79.36%	\$212.66	\$267.96		\$129,891,255	16,158
05/01/2005	73.43%	\$98.26	\$133.82		\$65,368,958	15,758
06/01/2005	66.81%	\$53.19	\$79.62		\$37,641,403	15,758
07/01/2005	73.17%	\$63.09	\$86.22		\$41,989,819	15,710
08/01/2005	66.86%	\$52.50	\$78.51		\$38,305,545	15,738
09/01/2005	58.98%	\$36.29	\$61.54		\$28,763,727	15,581
10/01/2005	52.94%	\$39.95	\$75.46		\$36,207,204	15,479
11/01/2005	74.49%	\$77.90	\$104.57		\$48,516,565	15,465
12/01/2005	63.03%	\$70.55	\$111.93		\$54,024,742	15,570
01/01/2006	75.90%	\$110.00	\$144.93		\$64,476,039	14,351
02/01/2006	81.97%	\$157.77	\$192.48		\$77,714,469	14,420
03/01/2006	86.79%	\$165.80	\$191.03		\$85,393,999	14,420
04/01/2006	79.81%	\$270.52	\$338.94		\$137,698,038	13,542
05/01/2006	68.74%	\$99.05	\$144.10		\$60,492,243	13,542
06/01/2006	67.08%	\$62.10	\$92.59		\$37,447,472	13,482
07/01/2006	71.85%	\$68.81	\$95.77		\$40,025,658	13,482
08/01/2006	62.47%	\$58.99	\$94.43		\$39,466,786	13,482
09/01/2006	54.90%	\$40.39	\$73.56		\$29,751,946	13,482
10/01/2006	59.60%	\$50.70	\$85.07		\$35,555,082	13,482
11/01/2006	69.64%	\$81.59	\$117.16		\$47,387,346	13,482
12/01/2006	68.79%	\$99.25	\$144.28		\$60,587,898	13,546
01/01/2007	72.30%	\$106.30	\$147.03		\$61,694,616	13,536
02/01/2007	82.22%	\$191.51	\$232.91		\$88,582,257	13,583
03/01/2007	85.34%	\$190.06	\$222.71		\$93,776,087	13,583
04/01/2007	78.56%	\$219.86	\$279.86		\$113,552,661	13,525
05/01/2007	69.43%	\$89.67	\$129.15		\$54,150,908	13,525
06/01/2007	66.99%	\$61.87	\$92.35		\$37,555,147	13,555
07/01/2007	74.82%	\$111.87	\$149.51		\$62,625,450	13,512
08/01/2007	71.24%	\$74.15	\$104.08		\$43,596,593	13,512
09/01/2007	58.96%	\$60.45	\$102.52		\$41,741,464	13,572
10/01/2007	65.84%	\$89.82	\$136.41		\$57,393,513	13,572
11/01/2007	70.42%	\$82.09	\$116.58		\$47,721,003	13,645
12/01/2007	70.44%	\$121.69	\$172.74		\$73,070,071	13,645
01/01/2008	73.09%	\$118.41	\$162.02		\$68,999,113	13,738
02/01/2008	83.03%	\$184.34	\$222.01		\$88,450,552	13,738
03/01/2008	86.71%	\$199.52	\$230.10		\$97,996,297	13,738
04/01/2008	75.98%	\$165.57	\$217.90		\$91,988,060	14,072
05/01/2008	74.38%	\$116.80	\$157.04		\$68,507,309	14,072
06/01/2008	66.33%	\$96.13	\$144.91		\$61,818,642	14,220
07/01/2008	77.43%	\$93.77	\$121.10		\$53,383,706	14,220
08/01/2008	77.39%	\$99.46	\$128.53		\$56,656,721	14,220
09/01/2008	55.97%	\$44.77	\$79.99		\$34,122,326	14,220
10/01/2008	65.44%	\$63.55	\$97.12		\$43,863,724	14,569
11/01/2008	68.80%	\$72.75	\$105.73		\$49,682,611	15,663
12/01/2008	64.17%	\$93.28	\$145.35		\$72,086,626	15,998



## Hospitality Revenues

## Citywide

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Alcohol</b>													
1996	\$6,951,269	\$8,678,027	\$8,642,546	\$7,403,781	\$6,983,635	\$6,416,890	\$5,865,670	\$6,062,274	\$6,601,867	\$6,740,263	\$7,192,115	\$8,322,627	\$85,860,964
1997	\$8,899,380	\$8,901,056	\$10,288,826	\$8,260,933	\$8,502,520	\$7,150,270	\$6,741,395	\$6,798,718	\$6,366,790	\$7,542,369	\$7,707,804	\$8,783,578	\$95,943,639
1998	\$9,731,528	\$11,605,674	\$11,230,906	\$9,418,802	\$9,872,816	\$7,727,477	\$8,082,688	\$8,079,274	\$7,118,995	\$8,849,499	\$9,788,063	\$9,783,505	\$111,289,227
1999	\$13,811,657	\$13,204,466	\$14,531,539	\$11,379,297	\$14,326,877	\$9,537,218	\$10,858,407	\$9,593,317	\$9,462,385	\$11,275,705	\$12,488,691	\$13,151,196	\$143,620,755
2000	\$13,558,921	\$18,370,840	\$20,250,430	\$15,838,074	\$14,897,353	\$11,417,308	\$12,477,063	\$10,627,482	\$12,664,785	\$12,470,834	\$16,917,171	\$15,232,985	\$174,723,236
2001	\$16,284,244	\$16,274,077	\$23,383,076	\$17,483,180	\$16,822,501	\$13,447,248	\$14,110,604	\$14,974,537	\$11,062,872	\$11,742,849	\$12,183,749	\$18,714,363	\$186,483,300
2002	\$16,611,114	\$18,489,893	\$24,380,326	\$17,828,486	\$15,392,038	\$13,221,081	\$13,226,873	\$13,323,879	\$12,787,788	\$13,543,042	\$16,353,846	\$18,506,884	\$193,665,250
2003	\$17,439,616	\$19,924,251	\$25,704,571	\$18,810,710	\$18,951,075	\$14,502,147	\$15,835,067	\$13,942,032	\$14,589,042	\$16,586,887	\$16,866,246	\$20,282,160	\$213,433,804
2004	\$21,976,495	\$22,015,185	\$30,290,436	\$20,878,227	\$24,231,808	\$16,295,122	\$18,680,505	\$18,808,887	\$11,530,436	\$20,944,140	\$19,574,535	\$22,943,574	\$248,169,350
2005	\$24,291,315	\$26,602,580	\$32,003,839	\$24,309,589	\$26,059,190	\$18,394,938	\$21,974,448	\$22,437,822	\$12,974,312	\$22,037,804	\$21,428,973	\$24,079,881	\$276,594,691
2006	\$26,036,350	\$26,957,345	\$39,356,121	\$27,267,489	\$26,351,368	\$20,360,506	\$26,363,759	\$21,997,392	\$19,933,433	\$22,684,177	\$26,713,238	\$43,896,576	\$327,917,754
2007	\$25,957,063	\$35,894,637	\$43,531,094	\$32,229,971	\$25,734,908	\$27,907,650	\$24,705,312	\$24,153,031	\$27,179,448	\$22,323,627	\$24,922,642	\$32,741,390	\$347,280,773
2008	\$29,023,496	\$29,488,754	\$43,301,316	\$28,921,130	\$31,190,415	\$23,996,622	\$23,960,063	\$24,069,576	\$18,257,471	\$21,899,106	\$25,462,386	\$25,699,419	\$325,269,754
2009	\$28,785,166	\$31,623,796											\$60,408,962
<b>Food</b>													
1996	\$20,987,637	\$25,713,556	\$22,572,213	\$21,488,380	\$17,930,089	\$16,455,605	\$15,604,577	\$15,539,060	\$17,438,117	\$15,912,133	\$19,300,793	\$22,628,557	\$231,570,717
1997	\$24,688,148	\$25,239,244	\$27,134,971	\$23,115,590	\$21,619,819	\$16,545,272	\$16,166,498	\$16,195,372	\$15,565,866	\$17,580,324	\$19,209,974	\$24,037,445	\$247,098,523
1998	\$26,460,986	\$30,204,264	\$25,990,294	\$24,600,228	\$20,828,517	\$18,813,386	\$18,087,937	\$18,977,764	\$15,889,273	\$20,806,524	\$23,336,310	\$26,265,963	\$270,261,446
1999	\$30,940,210	\$33,112,302	\$33,420,363	\$26,315,916	\$28,739,557	\$20,596,962	\$21,543,382	\$20,984,850	\$19,597,415	\$25,638,685	\$28,103,438	\$29,502,582	\$318,495,662
2000	\$33,201,796	\$35,533,271	\$39,305,310	\$32,144,954	\$30,397,716	\$23,979,087	\$24,643,891	\$23,288,064	\$25,075,412	\$26,439,382	\$29,162,407	\$30,741,793	\$353,913,083
2001	\$36,404,591	\$36,438,662	\$40,852,093	\$34,642,550	\$31,454,387	\$26,401,086	\$29,753,474	\$24,912,353	\$19,266,463	\$38,378,166	\$24,473,012	\$32,973,609	\$395,950,446
2002	\$34,789,198	\$37,116,389	\$41,205,504	\$32,131,576	\$26,380,802	\$25,009,808	\$24,137,971	\$24,548,921	\$20,919,043	\$25,258,647	\$30,111,608	\$36,628,043	\$358,237,510
2003	\$34,998,019	\$38,904,173	\$42,426,035	\$37,086,943	\$33,633,909	\$26,310,041	\$29,105,078	\$29,837,625	\$26,951,559	\$30,402,766	\$33,876,917	\$41,262,679	\$404,795,744
2004	\$45,378,636	\$44,821,361	\$50,826,781	\$41,261,172	\$41,033,435	\$30,413,087	\$34,058,967	\$32,233,603	\$20,615,262	\$37,056,968	\$51,380,298	\$42,898,073	\$471,977,643
2005	\$49,608,633	\$51,090,047	\$54,432,846	\$49,939,997	\$44,436,933	\$35,438,572	\$38,450,930	\$33,933,364	\$26,737,833	\$38,198,877	\$41,593,436	\$51,673,560	\$515,541,028
2006	\$51,071,300	\$55,076,902	\$66,308,161	\$49,183,675	\$44,753,902	\$36,999,064	\$35,713,546	\$53,760,517	\$31,755,513	\$37,361,436	\$45,168,381	\$53,825,803	\$560,978,200
2007	\$49,955,638	\$55,289,441	\$59,994,886	\$53,501,408	\$42,389,685	\$38,462,601	\$44,595,869	\$37,490,358	\$35,139,331	\$42,059,017	\$44,341,770	\$50,378,969	\$553,598,973
2008	\$55,709,329	\$50,268,552	\$60,229,382	\$53,029,787	\$47,478,217	\$38,481,392	\$43,427,025	\$50,726,791	\$33,722,516	\$38,878,905	\$44,904,182	\$54,886,329	\$571,742,407
2009	\$61,078,974	\$52,865,674											\$113,944,648
<b>Rooms</b>													
1996	\$26,940,895	\$31,320,650	\$28,010,785	\$24,557,955	\$18,726,064	\$14,288,687	\$18,917,175	\$17,652,160	\$16,701,823	\$19,160,602	\$18,878,116	\$22,934,968	\$258,089,880
1997	\$33,319,176	\$34,310,465	\$31,935,126	\$27,016,355	\$22,624,814	\$15,801,048	\$19,279,790	\$17,978,773	\$17,413,762	\$19,972,632	\$20,008,950	\$26,772,573	\$286,433,464
1998	\$35,048,650	\$38,683,443	\$33,123,043	\$28,184,491	\$20,648,473	\$16,470,332	\$19,075,420	\$19,910,501	\$17,926,876	\$23,362,686	\$24,023,061	\$28,437,206	\$304,894,182
1999	\$45,684,650	\$45,683,920	\$46,451,435	\$35,854,540	\$31,996,171	\$23,220,734	\$24,359,287	\$22,888,697	\$21,483,234	\$30,740,569	\$31,147,006	\$34,164,075	\$393,674,318
2000	\$44,021,774	\$51,425,690	\$54,498,813	\$40,480,258	\$33,578,103	\$25,045,143	\$26,812,262	\$24,218,353	\$28,130,141	\$31,999,599	\$33,139,404	\$35,468,248	\$428,817,788
2001	\$50,381,530	\$53,489,456	\$58,774,493	\$44,972,804	\$38,363,605	\$29,119,666	\$28,613,238	\$30,183,325	\$20,632,900	\$23,486,202	\$22,189,886	\$28,432,455	\$428,639,560
2002	\$41,257,759	\$47,955,870	\$53,528,191	\$34,368,620	\$28,134,378	\$28,283,115	\$25,754,266	\$26,170,544	\$19,348,578	\$26,799,592	\$32,529,867	\$34,256,932	\$398,387,642
2003	\$42,850,660	\$51,867,888	\$55,123,031	\$43,524,483	\$35,147,950	\$27,096,809	\$30,262,520	\$27,062,487	\$23,734,900	\$33,041,480	\$35,903,845	\$43,244,356	\$448,860,409
2004	\$52,382,791	\$63,009,895	\$62,439,583	\$104,369,014	\$54,068,688	\$28,031,853	\$40,074,674	\$32,659,454	\$18,243,939	\$35,516,203	\$36,456,080	\$45,065,817	\$572,317,991
2005	\$62,559,264	\$71,066,752	\$78,518,569	\$129,891,255	\$65,368,958	\$37,641,403	\$41,989,819	\$38,305,545	\$28,763,727	\$36,207,204	\$48,516,565	\$54,024,742	\$692,833,803
2006	\$64,476,039	\$77,714,469	\$85,393,999	\$137,698,038	\$60,492,243	\$37,447,472	\$40,025,658	\$39,466,786	\$29,751,946	\$35,555,082	\$47,387,346	\$60,587,898	\$715,996,976
2007	\$61,694,616	\$88,582,257	\$93,776,087	\$113,552,661	\$54,150,908	\$37,555,147	\$62,625,450	\$43,596,593	\$41,741,464	\$57,393,513	\$47,721,003	\$73,070,071	\$775,459,770
2008	\$68,999,113	\$88,450,552	\$97,996,297	\$91,988,060	\$68,507,309	\$61,818,642	\$53,383,706	\$56,656,721	\$34,122,326	\$43,863,724	\$49,682,611	\$72,086,626	\$787,555,687
2009	\$70,773,703	\$78,475,257											\$149,248,960

Source: Miami Beach Finance Department

## Neighborhood Retail Supply and Demand - 2006

	South Beach		Middle Beach		North Beach		Citywide	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
<b>Motor Vehicle and Parts Dealers-441</b>								
Other Motor Vehicle Dealers-4412	\$5,424,054	\$9,278,662 +	\$834,740	\$5,823,503 +	\$0	\$6,187,679 +	\$6,258,794	\$21,289,844
Automotive Parts/Accsrs, Tire Stores-4413	\$3,967,537	\$9,194,227 +	\$23,074	\$5,343,791 +	\$681,323	\$7,261,781 +	\$4,671,934	\$21,799,799
Automotive Dealers-4411	\$14,843,874	\$102,342,660 +	\$0	\$55,681,509 +	\$0	\$76,530,283 +	\$14,843,874	\$234,554,452
	\$24,235,465	\$120,815,549	\$857,814	\$66,848,803	\$681,323	\$89,979,743	\$25,774,602	\$277,644,095
Unmet Neighborhood Demand	79.9%	\$ 96,580,084	98.7%	\$ 65,990,989	99.2%	\$ 89,298,420	90.7%	\$251,869,493
Additional Citywide Demand		\$253,408,630		\$276,786,281		\$276,962,772		

### Furniture and Home Furnishings Stores-442

Furniture Stores-4421	\$18,882,291	\$10,002,715 -	\$63,846	\$6,921,612 +	\$3,089,044	\$6,287,551 +	\$22,035,181	\$23,211,878
Home Furnishing Stores-4422	\$22,613,216	\$7,401,378 -	\$4,164,026	\$5,731,078 +	\$1,829,502	\$4,413,189 +	\$28,606,744	\$17,545,645
	\$41,495,507	\$17,404,093	\$4,227,872	\$12,652,690	\$4,918,546	\$10,700,740	\$50,641,925	\$40,757,523
Unmet Neighborhood Demand	-138.4%	\$ (24,091,414)	66.6%	\$ 8,424,818	54.0%	\$ 5,782,194	-24.3%	\$ (9,884,402)
Additional Citywide Demand		\$ (737,984)		\$ 36,529,651		\$ 35,838,977		

### Electronics and Appliance Stores-443

Appliances, TVs, Electronics Stores-44311	\$14,120,039	\$13,289,016 -	\$5,186,663	\$7,896,667 +	\$3,217,784	\$8,735,558 +	\$22,524,486	\$29,921,241
Computer and Software Stores-44312	\$4,585,239	\$3,480,085 -	\$1,825,136	\$2,182,796 +	\$1,675,436	\$2,125,173 +	\$8,085,811	\$7,788,054
Camera and Photographic Equipment Stor	\$2,537,780	\$557,837 -	\$42,784	\$386,011 +	\$0	\$343,389 +	\$2,580,564	\$1,287,237
	\$21,243,058	\$17,326,938	\$7,054,583	\$10,465,474	\$4,893,220	\$11,204,120	\$33,190,861	\$38,996,532
Unmet Neighborhood Demand	-22.6%	\$ (3,916,120)	32.6%	\$ 3,410,891	56.3%	\$ 6,310,900	14.9%	\$ 5,805,671
Additional Citywide Demand		\$ 17,753,474		\$ 31,941,949		\$ 34,103,312		

	South Beach		Middle Beach		North Beach		Citywide	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
<b>Building Material, Garden Equip Stores -444</b>								
Home Centers-44411	\$0	\$20,435,415 +	\$0	\$15,835,543 +	\$0	\$12,893,237 +	\$0	\$49,164,195
Nursery and Garden Centers-44422	\$401,192	\$4,954,533 +	\$0	\$3,603,176 +	\$36,472	\$3,134,181 +	\$437,664	\$11,691,890
Outdoor Power Equipment Stores-4442	\$0	\$818,181 +	\$0	\$621,397 +	\$0	\$546,724 +	\$0	\$1,986,302
Other Building Materials Dealers-4441	\$10,253,030	\$25,185,700 +	\$0	\$20,162,049 +	\$829,964	\$16,088,732 +	\$11,082,994	\$61,436,481
Paint and Wallpaper Stores-44412	\$946,894	\$1,405,660 +	\$0	\$1,198,464 +	\$3,976,954	\$883,905 -	\$4,923,848	\$3,488,029
Hardware Stores-44413	\$8,791,097	\$4,279,096 -	\$5,703,520	\$3,036,480 -	\$0	\$2,753,345 +	\$14,494,617	\$10,068,921
	\$20,392,213	\$57,078,585	\$5,703,520	\$44,457,109	\$4,843,390	\$36,300,124	\$30,939,123	\$137,835,818
Unmet Neighborhood Demand	64.3%	\$ 36,686,372	87.2%	\$ 38,753,589	86.7%	\$ 31,456,734	77.6%	\$106,896,695
Additional Citywide Demand		\$117,443,605		\$132,132,298		\$132,992,428		

### Food and Beverage Stores-445

Grocery Stores-4451	\$208,113,781	\$74,251,240 -	\$9,236,139	\$40,832,606 +	\$79,508,153	\$62,109,051 -	\$296,858,073	\$177,192,897
Specialty Food Stores-4452	\$10,786,287	\$2,526,140 -	\$661,320	\$1,389,104 +	\$562,999	\$2,204,614 +	\$12,010,606	\$6,119,858
Beer, Wine and Liquor Stores-4453	\$6,143,152	\$6,864,847 +	\$822,097	\$3,591,458 +	\$1,653,378	\$4,888,092 +	\$8,618,627	\$15,344,397
	\$225,043,220	\$83,642,227	\$10,719,556	\$45,813,168	\$81,724,530	\$69,201,757	\$317,487,306	\$198,657,152
Unmet Neighborhood Demand	-169.1%	\$ (141,400,993)	76.6%	\$ 35,093,612	-18.1%	\$ (12,522,773)	-59.8%	\$ (118,830,154)
Additional Citywide Demand		\$ (26,386,068)		\$187,937,596		\$116,932,622		

### Health and Personal Care Stores-446

Optical Goods Stores-44613	\$5,138,801	\$1,039,354 -	\$202,543	\$759,513 +	\$0	\$771,356 +	\$5,341,344	\$2,570,223
Pharmacies and Drug Stores-44611	\$49,587,156	\$36,571,759 -	\$18,045,137	\$20,138,838 +	\$41,217,964	\$27,802,403 -	\$108,850,257	\$84,513,000
Other Health and Personal Care Stores-44	\$5,565,308	\$2,784,468 -	\$1,362,927	\$1,522,786 +	\$1,362,936	\$2,159,779 +	\$8,291,171	\$6,467,033
Cosmetics, Beauty Supplies, Perfume Store	\$5,935,970	\$1,580,336 -	\$156,299	\$872,845 +	\$312,598	\$1,204,328 +	\$6,404,867	\$3,657,509
	\$66,227,235	\$41,975,917	\$19,766,906	\$23,293,982	\$42,893,498	\$31,937,866	\$128,887,639	\$97,207,765
Unmet Neighborhood Demand	-57.8%	\$ (24,251,318)	15.1%	\$ 3,527,076	-34.3%	\$ (10,955,632)	-32.6%	\$ (31,679,874)
Additional Citywide Demand		\$ 30,980,530		\$ 77,440,859		\$ 54,314,267		

# Neighborhood Retail Supply and Demand - 2006

	South Beach		Middle Beach		North Beach		Citywide	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
<b>Gasoline Stations-447</b>								
Gasoline Stations With Conv Stores-4471	\$3,964,635	\$51,550,578 +	\$13,876,226	\$26,629,054 +	\$39,646,353	\$39,699,557 +	\$57,487,214	\$117,879,189
Other Gasoline Stations-44719	\$11,163,720	\$16,685,872 +	\$15,681	\$8,829,163 +	\$7,524,598	\$12,857,275 +	\$18,703,999	\$38,372,310
	\$15,128,355	\$68,236,450	\$13,891,907	\$35,458,217	\$47,170,951	\$52,556,832	\$76,191,213	\$156,251,499
Unmet Neighborhood Demand	77.8%	\$ 53,108,095	60.8%	\$ 21,566,310	10.2%	\$ 5,385,881	51.2%	\$ 80,060,286
Additional Citywide Demand		\$141,123,144		\$142,359,592		\$109,080,548		

## Clothing and Clothing Accessories Stores-448

Clothing Stores-4481	\$200,156,492	\$20,339,233 -	\$4,564,036	\$14,290,791 +	\$7,356,734	\$15,687,507 +	\$212,077,262	\$50,317,531
Shoe Stores-4482	\$21,289,071	\$3,651,015 -	\$0	\$2,379,702 +	\$178,899	\$3,083,846 +	\$21,467,970	\$9,114,563
Jewelry, Luggage, Leather Goods Stores-4	\$19,331,550	\$5,842,675 -	\$6,414,504	\$4,270,072 -	\$505,801	\$2,874,670 +	\$26,251,855	\$12,987,417
	\$240,777,113	\$29,832,923	\$10,978,540	\$20,940,565	\$8,041,434	\$21,646,023	\$259,797,087	\$72,419,511
Unmet Neighborhood Demand	-707.1%	\$ (210,944,190)	47.6%	\$ 9,962,025	62.9%	\$ 13,604,589	-258.7%	\$ (187,377,576)
Additional Citywide Demand		\$ (168,357,602)		\$ 61,440,971		\$ 64,378,077		

## Sporting Goods, Hobby, Book, Music Stores-451

Sporting Goods, Hobby, Musical Inst Store	\$18,181,812	\$7,875,289 -	\$2,572,834	\$5,429,238 +	\$1,419,772	\$4,993,229 +	\$22,174,418	\$18,297,756
Book, Periodical and Music Stores-4512	\$53,305,868	\$3,687,196 -	\$401,685	\$2,229,751 +	\$1,329,820	\$2,187,324 +	\$55,037,373	\$8,104,271
	\$71,487,680	\$11,562,485	\$2,974,519	\$7,658,989	\$2,749,592	\$7,180,553	\$77,211,791	\$26,402,027
Unmet Neighborhood Demand	-518.3%	\$ (59,925,195)	61.2%	\$ 4,684,470	61.7%	\$ 4,430,961	-192.4%	\$ (50,809,764)
Additional Citywide Demand		\$ (45,085,653)		\$ 23,427,508		\$ 23,652,435		

	South Beach		Middle Beach		North Beach		Citywide	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
<b>General Merchandise Stores-452</b>								
Other General Merchandise Stores-4529	\$12,455,178	\$43,393,250 +	\$4,706,082	\$25,933,135 +	\$10,557,986	\$33,475,474 +	\$27,719,246	\$102,801,859
Department Stores Excl Leased Depts-452	\$24,057,212	\$37,653,700 +	\$6,526,524	\$24,773,890 +	\$1,523,741	\$27,298,958 +	\$32,107,477	\$89,726,548
	\$36,512,390	\$81,046,950	\$11,232,606	\$50,707,025	\$12,081,727	\$60,774,432	\$59,826,723	\$192,528,407
Unmet Neighborhood Demand	54.9%	\$ 44,534,560	77.8%	\$ 39,474,419	80.1%	\$ 48,692,705	68.9%	\$132,701,684
Additional Citywide Demand		\$156,016,017		\$181,295,801		\$180,446,680		

## Miscellaneous Store Retailers-453

Florists-4531	\$1,499,761	\$1,228,961 -	\$428,828	\$848,760 +	\$375,225	\$777,658 +	\$2,303,814	\$2,855,379
Office Supplies, Stationery, Gift Stores-45	\$9,654,554	\$7,001,332 -	\$1,232,274	\$4,379,533 +	\$3,187,249	\$3,956,574 +	\$14,074,077	\$15,337,439
Used Merchandise Stores-4533	\$1,634,101	\$1,416,441 -	\$243,380	\$948,510 +	\$451,990	\$894,861 +	\$2,329,471	\$3,259,812
Other Miscellaneous Store Retailers-4539	\$14,190,691	\$7,662,846 -	\$716,645	\$4,467,454 +	\$1,672,357	\$5,016,224 +	\$16,579,693	\$17,146,524
	\$26,979,107	\$17,309,580	\$2,621,127	\$10,644,257	\$5,686,821	\$10,645,317	\$35,287,055	\$38,599,154
Unmet Neighborhood Demand	-55.9%	\$ (9,669,527)	75.4%	\$ 8,023,130	46.6%	\$ 4,958,496	8.6%	\$ 3,312,099
Additional Citywide Demand		\$ 11,620,047		\$ 35,978,027		\$ 32,912,333		

## Non-Store Retailers-454

Direct Selling Establishments-4543	\$13,383,777	\$8,753,825 -	\$324,538	\$5,591,447 +	\$0	\$6,297,566 +	\$13,708,315	\$20,642,838
Electronic Shopping, Mail-Order Houses-4	\$0	\$29,651,251 +	\$0	\$18,752,126 +	\$0	\$19,438,678 +	\$0	\$67,842,055
Vending Machine Operators-4542	\$241,143	\$1,830,958 +	\$0	\$982,692 +	\$0	\$1,485,671 +	\$241,143	\$4,299,321
	\$13,624,920	\$40,236,034	\$324,538	\$25,326,265	\$0	\$27,221,915	\$13,949,458	\$92,784,214
Unmet Neighborhood Demand	66.1%	\$ 26,611,114	98.7%	\$ 25,001,727	100.0%	\$ 27,221,915	85.0%	\$ 78,834,756
Additional Citywide Demand		\$ 79,159,294		\$ 92,459,676		\$ 92,784,214		

## Miami Beach - Multiple Listing Service (MLS) Residential Real Estate Statistics

### Condominium

2006										
Date	Days on Market	Median Sale Price	Number For Sale	Number Sold	Avg PSF	Avg For Sale \$	Avg Sold \$	Avg Sq Ft	Volume For Sale	Volume Sold
05/01/2006		\$ 350,000	2,905	289		\$ 743,000	\$ 533,000		\$ 2,158,415,000	\$137,246,678
06/01/2006		\$ 365,000	2,719	250		\$ 711,000	\$ 462,000		\$ 1,933,209,000	\$100,125,500
07/01/2006		\$ 372,500	3,027	144		\$ 685,000	\$ 476,000		\$ 2,073,495,000	\$ 77,614,560
08/01/2006		\$ 386,500	3,027	158		\$ 692,000	\$ 533,000		\$ 2,094,684,000	\$ 65,686,130
09/01/2006	111	\$ 386,000	3,267	118	\$ 498	\$ 686,000	\$ 509,000	1,022	\$ 2,241,162,000	\$ 60,062,000
10/01/2006	111	\$ 386,000	3,267	118	\$ 498	\$ 686,000	\$ 564,000	1,133	\$ 2,241,162,000	\$ 66,552,000
11/01/2006	103	\$ 345,000	3,419	97	\$ 531	\$ 687,000	\$ 564,000	1,062	\$ 2,348,853,000	\$ 54,708,000
12/01/2006	113	\$ 340,000	3,642	109	\$ 522	\$ 678,000	\$ 560,000	1,073	\$ 2,469,276,000	\$ 61,040,000

2007										
Date	Days on Market	Median Sale Price	Number For Sale	Number Sold	Avg PSF	Avg For Sale \$	Avg Sold \$	Avg Sq Ft	Volume For Sale	Volume Sold
01/01/2007	98	\$ 375,000	3,631	121	\$ 517	\$ 687,000	\$ 520,000	1,006	\$ 2,494,497,000	\$ 62,920,000
02/01/2007	111	\$ 385,000	3,774	89	\$ 483	\$ 676,000	\$ 540,000	1,118	\$ 2,551,224,000	\$ 48,060,000
03/01/2007	117	\$ 385,000	3,864	105	\$ 594	\$ 682,000	\$ 583,000	981	\$ 2,635,248,000	\$ 61,215,000
04/01/2007	133	\$ 397,000	3,925	159	\$ 533	\$ 679,000	\$ 549,000	1,030	\$ 2,665,075,000	\$ 87,291,000
05/01/2007	131	\$ 374,000	4,300	151	\$ 569	\$ 648,000	\$ 626,000	1,100	\$ 2,786,400,000	\$ 94,526,000
06/01/2007	120	\$ 380,000	3,883	155	\$ 550	\$ 681,000	\$ 590,000	1,073	\$ 2,644,323,000	\$ 91,450,000
07/01/2007	143	\$ 389,000	3,883	123	\$ 569	\$ 663,000	\$ 663,000	1,165	\$ 2,574,429,000	\$ 81,549,000
08/01/2007	123	\$ 303,000	3,838	101	\$ 455	\$ 645,000	\$ 465,000	1,022	\$ 2,475,510,000	\$ 46,965,000
09/01/2007	120	\$ 312,000	3,885	72	\$ 578	\$ 655,000	\$ 655,000	1,133	\$ 2,544,675,000	\$ 47,160,000
10/01/2007	145	\$ 340,000	4,015	59	\$ 429	\$ 662,000	\$ 442,000	1,030	\$ 2,657,930,000	\$ 26,078,000
11/01/2007	151	\$ 325,000	4,008	84	\$ 523	\$ 655,000	\$ 508,000	971	\$ 2,625,240,000	\$ 42,672,000
12/01/2007	155	\$ 365,000	3,880	56	\$ 433	\$ 665,000	\$ 475,000	1,097	\$ 2,580,200,000	\$ 26,600,000

2008										
Date	Days on Market	Median Sale Price	Number For Sale	Number Sold	Avg PSF	Avg For Sale \$	Avg Sold \$	Avg Sq Ft	Volume For Sale	Volume Sold
01/01/2008	172	\$ 365,000	3,880	56	\$ 504	\$ 653,000	\$ 561,000	1,113	\$ 2,616,571,000	\$ 39,831,000
02/01/2008	158	\$ 375,000	4,007	71	\$ 651	\$ 651,000	\$ 762,000	1,171	\$ 2,618,322,000	\$ 51,054,000
03/01/2008	136	\$ 360,000	4,022	67	\$ 511	\$ 651,000	\$ 602,000	1,178	\$ 2,611,161,000	\$ 58,996,000
04/01/2008	145	\$ 350,000	4,011	98	\$ 531	\$ 656,000	\$ 678,000	1,277	\$ 2,551,840,000	\$ 84,750,000
05/01/2008	136	\$ 400,000	3,890	125	\$ 539	\$ 659,000	\$ 639,000	1,186	\$ 2,573,395,000	\$ 98,406,000
06/01/2008	127	\$ 375,000	3,905	154	\$ 521	\$ 661,000	\$ 618,000	1,184	\$ 2,548,155,000	\$ 78,613,000
07/01/2008	155	\$ 353,000	3,855	132	\$ 496	\$ 668,000	\$ 618,000	1,186	\$ 2,520,364,000	\$ 57,783,000
08/01/2008	147	\$ 399,000	3,773	117	\$ 499	\$ 683,000	\$ 607,000	1,248	\$ 2,535,979,000	\$ 66,661,000
09/01/2008	148	\$ 340,000	3,713	119	\$ 485	\$ 683,000	\$ 588,000	1,248	\$ 2,535,979,000	\$ 66,661,000
10/01/2008	157	\$ 340,000	3,756	105	\$ 479	\$ 671,000	\$ 516,000	1,248	\$ 2,535,979,000	\$ 66,661,000
11/01/2008	135	\$ 290,000	3,713	98	\$ 373	\$ 678,000	\$ 397,000	1,248	\$ 2,535,979,000	\$ 66,661,000
12/01/2008	130	\$ 225,000	3,756	55	\$ 460	\$ 693,000	\$ 497,000	1,248	\$ 2,535,979,000	\$ 66,661,000

## Miami Beach - Multiple Listing Service (MLS) Residential Real Estate Statistics

### Single Family

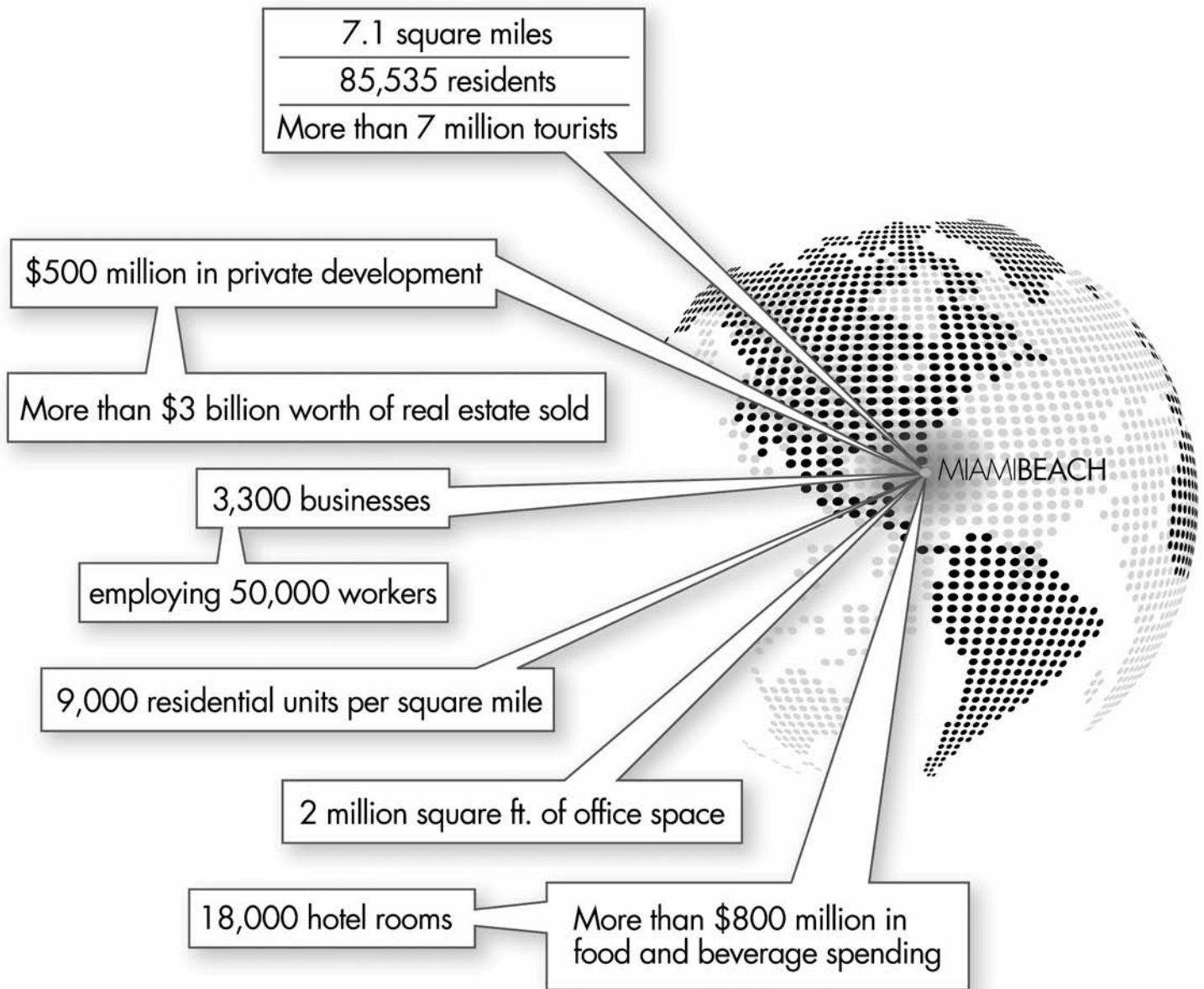
2006										
Date	Days on Market	Median Sale Price	Number For Sale	Number Sold	Avg PSF	Avg For Sale \$	Avg Sold \$	Avg Sq Ft	Volume For Sale	Volume Sold
05/01/2006		\$ 975,000	363	45		\$2,354,000	\$3,129,000		\$ 1,135,827,000	\$ 71,946,585
06/01/2006		\$1,052,500	346	20		\$2,774,000	\$3,097,000		\$ 1,071,562,000	\$ 26,737,400
07/01/2006		\$ 962,000	351	16		\$2,205,000	\$2,996,000		\$ 1,051,596,000	\$ 17,872,304
08/01/2006		\$ 815,000	352	25		\$1,710,000	\$2,933,000		\$ 1,032,416,000	\$ 28,599,475
09/01/2006	135	\$1,510,000	369	19	\$ 670	\$2,926,000	\$2,502,000	3,734	\$ 1,079,694,000	\$ 47,538,000
10/01/2006	135	\$1,510,000	369	19	\$ 670	\$2,926,000	\$2,502,000	3,734	\$ 1,079,694,000	\$ 47,538,000
11/01/2006	151	\$1,349,000	377	16	\$ 774	\$2,974,000	\$2,467,000	3,187	\$ 1,121,198,000	\$ 39,472,000
12/01/2006	160	\$1,236,000	390	10	\$ 708	\$3,039,000	\$2,092,000	2,955	\$ 1,185,210,000	\$ 20,920,000

2007										
Date	Days on Market	Median Sale Price	Number For Sale	Number Sold	Avg PSF	Avg For Sale \$	Avg Sold \$	Avg Sq Ft	Volume For Sale	Volume Sold
01/01/2007	156	\$ 943,000	380	18	\$ 556	\$3,116,000	\$1,475,000	2,653	\$ 1,184,080,000	\$ 26,550,000
02/01/2007	112	\$1,048,000	396	12	\$ 402	\$3,119,000	\$1,066,000	2,652	\$ 1,235,124,000	\$ 12,792,000
03/01/2007	103	\$ 742,000	402	10	\$ 439	\$3,103,000	\$ 864,000	1,968	\$ 1,247,406,000	\$ 8,640,000
04/01/2007	169	\$1,200,000	413	23	\$ 562	\$3,079,000	\$1,779,000	3,165	\$ 1,271,627,000	\$ 40,917,000
05/01/2007	197	\$1,150,000	401	21	\$ 646	\$3,093,000	\$1,932,000	2,991	\$ 1,240,293,000	\$ 40,572,000
06/01/2007	147	\$1,575,000	402	9	\$ 682	\$3,147,000	\$2,378,000	3,487	\$ 1,265,094,000	\$ 21,402,000
07/01/2007	130	\$1,550,000	412	12	\$ 642	\$3,044,000	\$1,957,000	3,048	\$ 1,254,128,000	\$ 23,484,000
08/01/2007	144	\$1,285,000	411	14	\$ 391	\$2,932,000	\$1,385,000	3,542	\$ 1,205,052,000	\$ 19,390,000
09/01/2007	125	\$1,087,000	427	12	\$ 483	\$2,846,000	\$1,306,000	2,704	\$ 1,215,242,000	\$ 15,672,000
10/01/2007	185	\$1,473,000	443	11	\$ 753	\$2,675,000	\$3,640,000	4,834	\$ 1,185,025,000	\$ 40,040,000
11/01/2007	202	\$1,200,000	454	7	\$ 691	\$2,630,000	\$2,478,000	3,586	\$ 1,194,020,000	\$ 17,346,000
12/01/2007	117	\$ 855,000	456	7	\$ 374	\$2,615,000	\$ 906,000	2,422	\$ 1,192,440,000	\$ 6,342,000

2008										
Date	Days on Market	Median Sale Price	Number For Sale	Number Sold	Avg PSF	Avg For Sale \$	Avg Sold \$	Avg Sq Ft	Volume For Sale	Volume Sold
01/01/2008	101	\$ 656,000	483	7	\$ 625	\$2,597,000	\$2,357,000	3,771	\$ 1,254,351,000	\$ 16,499,000
02/01/2008	199	\$1,300,000	503	9	\$ 449	\$2,713,000	\$1,384,000	3,082	\$ 1,364,639,000	\$ 12,456,000
03/01/2008	178	\$1,150,000	483	12	\$ 825	\$2,679,000	\$2,639,000	3,199	\$ 1,293,957,000	\$ 31,668,000
04/01/2008	220	\$1,448,000	478	10	\$ 775	\$2,647,000	\$3,070,000	3,961	\$ 1,265,266,000	\$ 30,700,000
05/01/2008	238	\$1,488,000	463	11	\$ 736	\$2,726,000	\$3,947,000	5,363	\$ 1,262,138,000	\$ 43,417,000
06/01/2008	113	\$3,500,000	453	14	\$ 619	\$2,723,000	\$1,946,000	4,399	\$ 1,233,519,000	\$ 38,122,000
07/01/2008	218	\$1,520,000	448	11	\$ 670	\$2,858,000	\$1,599,000	6,281	\$ 1,280,384,000	\$ 31,438,000
08/01/2008	194	\$1,189,000	434	13	\$ 430	\$2,783,000	\$2,583,000	3,173	\$ 1,207,822,000	\$ 33,579,000
09/01/2008	190	\$1,500,000	434	15	\$ 763	\$2,783,000	\$2,370,000	3,173	\$ 1,207,822,000	\$ 33,579,000
10/01/2008	154	\$ 850,000	450	10	\$ 682	\$2,798,000	\$2,197,000	3,173	\$ 1,207,822,000	\$ 33,579,000
11/01/2008	227	\$1,700,000	441	5	\$ 399	\$2,740,000	\$1,605,000	3,173	\$ 1,207,822,000	\$ 33,579,000
12/01/2008	108	\$ 805,000	470	4	\$ 273	\$2,894,000	\$ 747,000	3,173	\$ 1,207,822,000	\$ 33,579,000

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